

# Epsom Guardian

Thursday  
September 17  
2015



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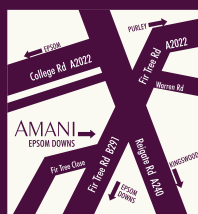
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## SAVE STROKE

## SERVICES

Patients fear  
specialist unit  
could close

REPORTER

**BEN WEICH**

[ben.weich@london.newsquest.co.uk](mailto:ben.weich@london.newsquest.co.uk)

Concerns have been raised over the prospect of Epsom Hospital's stroke unit facing closure, although Surrey Stroke Change Board and Epsom Downs Clinical Commissioning Group (CCG) maintain no decision has been made.

Across Surrey, stroke services are currently being reviewed and one proposal is to transfer services from Epsom to East Surrey Hospital in Redhill.

This is partly because it treats fewer than the nationally-recommended 600 patients a year, although a Royal College of Physicians report in 2013 showed it to be in the top 25 per cent of UK stroke units.

However, at a public meeting on Tuesday in Leatherhead, the board's chairman, Dr Claire Fuller, said that while options were being discussed, they are not at the stage at which a decision can be made.

Dr Fuller said: "While there are a number of options to consider, right now all we're doing is holding



**Worried:** Campaigners from the charity Dyscover, Susie Cope, David Ludlow, Barbs Mitchell, Adrian Kaine and Geraldine Joyce. Inset, Dr Claire Fuller said no decision has been made to close the unit

public meetings across the borough to find out how we can improve stroke treatment in Surrey."

Julia Ross, who also heads the Surrey Stroke Change Board, said: "It can be a bit like Chinese whispers; when people hear units may merge they become worried and 'save our hospital' campaigns spring up. But what I'd say to people who are worried is that no decisions are even close to being made."

"And right now the board's focus is on delivering better care for the 2,500 people each year in Surrey who suffer strokes."

Some of the stories shared at the meeting highlighted the "inequality in services" across different Surrey hospitals and some of the "spine-chilling" experiences stroke victims have, according to Dr Fuller, speaking after the meeting.

Susie Cope, 46, who had a stroke on holiday in Thailand two years ago, described the "disgusting" level of care she received at East Surrey Hospital.

She said: "It was terrible – I was on a ward full of much older people and I couldn't get any sleep. Not just that, but I didn't receive speech

therapy for a whole three weeks, and I found myself always bored.

"It really highlights the unequal care and you wonder how services could improve if you shut a brilliant centre and relocate services to a poor one."

Fellow stroke sufferer, Adrian Kaine, from Ashted, spent part of his early treatment at Epsom, describing it as "fantastic".

The 66-year-old said: "It was a really good unit, and I can say all the staff – especially the nurses – were brilliant, really friendly and attentive. They were really lovely." Another major concern expressed was the extra travelling time a move from Epsom could cause, with David Ludlow, from Epsom, saying it would have a "potentially huge impact" on a patient's wellbeing.

Chris Grayling, MP for Epsom and Ewell, urged the board to keep Epsom's "excellent" unit open, exploring them not to "make changes for the sake of change".

If you want to voice your opinion on the future of stroke care in Surrey, the Stroke Change Board is holding meetings in Weybridge on September 17 and in Guildford on September 22.

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**Fur and chrome:** An exotic pet and high-performance machines on show at last year's fun day



## Promise of family fun, whatever the weather

Thousands of families are set to descend upon Hook Road Arena for the annual Epsom and Ewell borough Family Fun Day, complete with fairground, live animal displays and vintage steam engines.

More than 140 community and youth groups, charities and businesses will also pitch their stalls at the family-orientated event on Sunday, September 20.

After the huge popularity of the first three fun days, the Epsom and Ewell Rotary clubs, which organise the event, promise a day "full of fun".

Tony Axelrod, of Epsom Rotary Club, said: "The fun day is always fantastic, and a great opportunity to bring the whole community together."

"It's all about families – we have lots of children's entertainment – and it's always a tremendously popular event."

"The weather forecast looks positive and we're hoping for some sun, but we'll have fun no matter what."

The Epsom and Ewell Fun Day will run from 11.30am until 4.30pm, with entrance at £4 for adults, but free for children under the age of 12.

# MP: Station Oyster deal delayed, not cancelled

REPORTER

**BEN WEICH**

ben.weich@london.newsquest.co.uk

As the deal to bring Oyster cards into use at Epsom station seemed on the brink of collapse, MP Chris Grayling has assured residents transport ministers are in "intensive negotiations" to resolve the issue.

Last year Southern Railways – which manages Epsom station – announced a start date of this month, but Transport for London (TfL) tweeted on September 9 that there were no longer plans for Oyster to be extended to Epsom station this year.

However, Mr Grayling described this as "misleading", telling the Epsom Guardian complications in fare calculations have caused a delay, rather than a cancellation.

In response, TfL said it is "not responsible for bringing Oyster to Epsom station" and that the tweet was only sent because no start date has been set, even though it has no authority over the matter.

Mr Grayling, the leader of the House of Commons, said: "The problem is not to do with Epsom, but rather with the complicated fare calculations for Thameslink services that run all the way to Gatwick."

"It's very disappointing, but I have been assured Southern Railways and Department for Transport ministers are in intensive negotiations every week to resolve the matter."

"We all know this is a very important issue for Epsom residents and we're all working very hard to bring in Oyster cards as soon as possible."

"And in fact I've urged both sides to use Epsom station as



**Disappointed:** Chris Grayling MP has been campaigning for the Oyster system at Epsom

a leader in their expansion of the Oyster scheme, rather than doing it all in one go."

Southern Railways declined to confirm a start date for the scheme, simply saying that discussions to roll out the scheme were "continuing".

However, Mr Grayling suggested it would be unlikely to begin before the end of the year.

It is also unclear if the expansion will also see Epsom become part of Zone 6 – for which this newspaper and Mr Grayling have campaigned over the past three years.

Epsom and Ewell Residents' Association councillor Clive Woodbridge said: "It's incredibly disappointing it's being set back – this is an incredibly popular initiative with residents and we all feel the frustration."

"Oyster cards are so ubiquitous these days and because we don't have them at Epsom station it causes a great deal of inconvenience."

"All we can do as a council is champion this on behalf of the residents by pressuring Southern and the Department for Transport."

## Ventriloquist spices up US TV talent show

A comic ventriloquist who performed at the Epsom Playhouse has made it to the finals of America's Got Talent.

Performer Paul Zerdin, who is from Wimbledon, has wowed American audiences with his mixture of stand-up and ventriloquism on the popular talent show, and has managed to make ventriloquism seem cool.

His puppet sidekicks include Sam the teenager, elderly Albert, a baby and game show host Alasdair Rimmer, who hates reality television.



**American dream:** Paul Zerdin with puppet friend

As well as two Royal Variety Performances, Mr Zerdin has previously performed several times at the Epsom Playhouse, most recently in

October 2014.

At the time, he said: "I love people watching generally, so I get a lot of inspiration from that."

"The puppets are caricatures and it gives you licence to push things further than you usually could."

In his semi-final performance on September 8, Mr Zerdin turned judge Howie Mandel into a human dummy and made him "twerk" and perform an Irish dance on stage.

After the performance, judge Mel B said she had not laughed so hard in a long

time, and Howie Mandel tipped him to win the entire show.

Mr Zerdin is one of three British performers to make it through to the finals, where ten acts will perform for the chance to win \$1m (£645,000) and their own Las Vegas Show.

He is up against fellow Londoner John van der Put, a comic and magician who performs as Piff the Magic Dragon, and the Professional Regurgitator Stevie Starr, who hails from Glasgow.

The final will air in the US on September 15 and 16.

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## All smiles after day in the saddle

An Epsom charity that helps disabled people through horse riding raised more than £500 on a fun ride on Sunday.

The Epsom Riding for the Disabled Association (Epsom RDA) welcomed new and experienced riders alike to ride from their centre in St Ebbas Farm on Hook Road to Ashted Common.

Forty-five riders completed the 12-mile circular route, raising £523 in funds for the centre.

Stella Milne, who has been chairman of the charity for nearly ten years, said events like this help with the £40,000-a-year costs of running the centre.

But more importantly,



**In the saddle:** The fun ride raised £523

Deadlinepix SU93244

she said, the fun day raised awareness of the centre and gave riders a fun day out in the countryside.

She said: "Last year we did it from Epsom Downs and this was the first time we had done it from home. To be perfectly honest it was more of a success from home."

"All the riders finished

and everyone came back smiling."

Epsom RDA have a team of more than 250 volunteers assisting their 350 riders. They currently have 172 riders on the waiting list.

Ms Milne has been with Epsom RDA for 19 of its 46 years and said it has remained true to its mission of giving disabled people the opportunity to ride to benefit their health and well-being.

She said: "We have new volunteers coming all the time and some have been there for over 30 years."

Epsom Riding for the Disabled Association are looking for new volunteers. Call 01372 743690 for more information.

## CONTACTS

Calls may be monitored for training purposes

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**Audience on the web:**

**81,671** unique users visit the site every month (Jan-Jun 2015)  
**299,353** pages are looked at every month (Jan-Jun 2015)





Taped off: Duncan Brown's home

# Neighbours left shocked by 'unexplained' death

REPORTER  
**CRAIG RICHARD**

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london.newsquest.co.uk

A "very private, but very pleasant" man who died in unexplained circumstances on Monday has been named locally, but residents remain in the dark about the nature of his death.

Neighbours of Duncan Brown – believed to be in his late 60s – were in shock as police cars and air ambulance services descended on the area on September 14.

A spokeswoman from Surrey Police said officers were

called to a house in Rutherford Close, Stoneleigh, at 1.06pm by neighbours concerned for a man's safety.

The South East Coast Ambulance service and the air ambulance also attended the house, but the man was later pronounced dead. It is believed Mr Brown lived at the address with his wife and also had a daughter, aged 44.

A friend of the family said Mr Brown was a very intelligent academic who worked as a lighting director at the BBC. She said he had a granddaughter and a grandson.

On Tuesday one woman – who wished to be anonymous – paid tribute to a perfect

neighbour who she had known for a "long, long time".

She said: "I have been here for 40 years, and they have been here even longer. He was a poorly man. He was very private, but very pleasant.

"It is such a tragedy. I can't go out. I don't feel like going out. I came home from Epsom yesterday and the road was closed – police cars everywhere. It was only when one of the inspectors came over that I knew he was dead."

Others knew little about the circumstances of the man's death as they tried to help police with their investigation.

A neighbour added: "No-body seems to know anything

more than what we were told by the Guardian – that someone had been found dead."

Another said: "We are like everyone else – in the dark. We have not been told anything. I only knew him in passing – just to wave to and say, 'hello' to."

Another neighbour added: "I was just upstairs and the next thing a policeman knocked at the door asking if I had heard anything."

One neighbour admitted she was "scared" by the proximity of the incident.

The death is being treated as unexplained by police.

Do you know more? Contact the news desk on 020 8722 6336.

## Campaigner who scaled MP's roof up to old tricks again

A fathers' rights activist who last year camped out on MP Chris Grayling's home staged a dramatic stunt atop Winchester's iconic Westgate dressed as Batman.

Joined by two fellow campaigners, Martin Matthews, of Middlemead Road, Bookham, climbed the 12th-century fortified gateway on Saturday, September 12, before lowering the Queen's Standard flag and replacing it with a tea towel.

On his Facebook page, Mr Matthews later claimed it was the "first siege of the tower since 1746".

After unfurling a banner that read Stop the War on Dads, the trio spent five hours on the monument between 12pm and 5pm.

Mr Matthews, 48, said: "Stunts like this are a bit of a laugh, we're mocking and ridiculing the



Great Scot: Martin Matthews lowering the Queen's Standard flag atop Winchester's Westgate, dressed up as Batman

injustice. But there's also a serious message behind it too. We would like to see parental alienation become a criminal offence, and raised to the status of child abuse.

"But fathers have been

campaigning on this issue since 1989 and has gotten nowhere, so at this point it's just about having fun with it."

Rather than being met with hostility, Mr Matthews said the staff at

the Westgate were 'really friendly', with one woman even giving him a hug as he descended.

Describing it as a "good day had by all", the plumber donned a Batman costume, while one of his companions was dressed as Humpy Dumpty.

They were also joined by two other activists, who remained on the ground, and their families.

Last year, Mr Matthews became embroiled in a legal battle with Mr Grayling after being found guilty of causing criminal damage to the then-Justice Secretary's roof.

Mr Matthews was fined £100 and ordered to pay £200 costs and a £20 victim surcharge.

He also scaled the Epsom and Ewell MP's constituency office roof on Barnett Wood Lane, Ashted, on Fathers' Day in 2013 and in October 2012.

## Views sought as council explores council tax options

Epsom and Ewell Borough Council is asking for your suggestions on how to help people pay their

council tax despite cuts to council funding.

They propose to increase the

amount residents of working age receiving council tax support to 25 per cent or 30 per cent, but are also

exploring other options.

The survey can be found at [epsom-ewell.gov.uk/](http://epsom-ewell.gov.uk/)

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Ready to go: Morgan Bishop with cyclists Paul Brown, Dickon Parnell, Neil Whitton, John Chamings, Paul Bishop and Sam Fountain

W192654

# Morgan in saddle to wave riders off

REPORTER  
**BEN WEICH**

ben.weich@  
london.newsquest.co.uk



Walton-on-the-Hill came to a standstill on Friday to see off a Watermead father as he embarked on a 900-mile cycle ride to raise money for his son's specialist eczema treatment.

Paul Bishop, 43, and friends Paul Brown, Neil Whitton, and John Chamings embarked on their gruelling nine-day cycle to the south of France on Friday, September 11.

They rode first through the Vale Primary School, Epsom, which son Morgan Bishop attends, and then Walton-on-the-Hill Primary School, where some 500 people turned out to wave them off.

Morgan's mum, Dana Bishop, 36, said: "Seeing all those people from both primary schools come out to support Paul and Morgan was really overwhelming.

"People lined the streets and were chanting Morgan! Morgan!

"Walton-on-the-Hill came to a standstill - I can't even put into words how inspiring it was."

Five-year-old Morgan, from Watermead, suffers from a type of eczema so severe he can barely move without the skin around his face, arms or legs cracking.

His parents set up a fundraising

campaign this year for Morgan to travel to Avene, near Montpellier, for life-changing spa treatments which cost them £5,000 apiece.

Last month the Bishop family went on their first trip to Avene, and Mrs Bishop said seeing an improvement in Morgan's condition was incredibly emotional.

She said: "Just seeing Morgan being able to run around, or ride his bike is amazing. It's been such a struggle that having a bit of normality is incredible.

"Eczema has controlled our lives for so long, it's just nice to see him feel comfortable for once."

Friday's send-off came hot on the heels of a fundraising ball at Epsom Downs racecourse the previous Saturday, and the family said their combined efforts will have raised a whopping £50,000.

The Bishop family are set to fly out to watch Mr Bishop finish the epic feat, which Mrs Bishop will be tracking through an app on her iPad.

She said: "I'm always checking how far he's made it every day.

"Right now he's about halfway, he's almost reached Lyon.

"It's a huge challenge, but it makes such a difference. Morgan rode his bike at the school and he never would have been able to do it without the treatment he's had so far."

Sponsor Mr Bishop via the website [gofundme.com/paulbishop](http://gofundme.com/paulbishop).

## Fraud hunt

The search is on for a fraudster who stole £1,500 from an elderly Cheam resident.

An 82-year-old resident had hundreds of pounds stolen after a man withdrew the cash from an ATM machine in Epsom.

The card was stolen on July 14, and was used the following day to withdraw the money.

Surrey Police released a CCTV image of the man they want to speak to via the Epsom and Ewell police Twitter feed.

The image shows the man wearing a red T-shirt with a black pattern, loose fitting grey jogging pants, white trainers, a grey hooded top and a black cap with a red logo.

If you recognise him, or know where he is call Surrey Police on 101 and quote the reference number 45150063363.



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# A Le Mans milestone

REPORTER

ALBERTINE BRANDON

newsdesk@  
epsomguardian.co.uk

Derek Bell celebrated the 40th anniversary of his first Le Mans victory at the Royal Automobile Club last Wednesday.

The milestone event took place on Wednesday, September 9, with Mr Bell driving the iconic Rothmans Porsche 956-001 along the Captain's Drive, and the unveiling of a commemorative bronze plaque which will serve as a permanent feature at Woodcote Park.

Peter Read, chairman of the Royal Automobile Club's motor racing committee, said: "Derek Bell is one of the greatest endurance racers of our time and to see him take the Porsche 956 up the Captain's Drive was a tremendous sight to behold."

Mr Bell, who is an honorary member of the Royal Automobile Club, was reunited with the famous Porsche 956 for the special anniversary. The 956 is considered



Racing legend: Derek Bell next to his plaque

EP93184

to be the most important Porsche in its history as it was the first monocoque race car built.

Mr Bell and Jackie Ickx previously drove the 956 at the 24 Hours of Le Mans in 1982 and led the race for the entire 24 hours before taking the chequered flag and a remarkable victory.

Mr Bell has won 24 Hours of Le Mans five times since his initial victory in 1975 and was also presented with honorary life membership to the AA in recognition of his 50 years in motorsport in 2014. Previous drivers to earn a plaque at the club include Sir Jackie Stewart and John Surtees.

## Help borough's park win an award

Epsom and Ewell Council is urging residents to vote for their favourite local parks in this year's UK's People's Choice Award.

Five parks in Epsom and Ewell were awarded the prestigious international Green Flag award and are now in the running to be

labelled as the nation's favourite. Manager of the award, Paul Todd, said it was a record-breaking year in terms of entries, as 1,582 parks are battling it out for the title.

The Epsom and Ewell parks going for gold include Epsom Common Local Nature Reserve,

Nonsuch Park, Ewell Court Park, Alexandra recreation ground and Rosebery Park.

If you're a fan of any of these picturesque grounds and think they deserve the title then go to [greenflagaward.org](http://greenflagaward.org), select Epsom on the interactive map and vote for your favourite.

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# 'Let's show PM we can help refugees'

REPORTER

CRAIG RICHARD

craig.richard@  
london.newsquest.co.uk

An Epsom woman has urged the council to "stand up and do its part" in helping refugees displaced by the ongoing conflict in Syria.

Abbey Bloom has called on Epsom and Ewell Borough Council to home at least 50 refugee families.

She has started a petition on grassroots petition site [38degrees.org](http://38degrees.org) for

residents to show their support for the initiative, which as already attracted 136 signatures.

Ms Bloom was moved to urge council action after seeing the image of three-year-old Aylan Kurdi lying dead on a Turkish beach.

Last week David Cameron pledged to take in a maximum of 20,000 refugees over the next five years, but Ms Bloom is among those who thinks this is insufficient.

She said: "Our Prime Minister said 'we won't take any more refugees'.

"He thinks that most of us don't care.

"But 38 Degrees members do care. We don't want Britain to be the kind of country that turns its back as people who drown in their desperation to flee places like Syria.

"So let's stand up for Britain's long tradition of helping refugees fleeing war. Let's show the Prime Minister that we, the people of the UK, are proud to do our part and provide refuge to people in their hour of need."

But the council said that a shortage of social housing and a current backlog of unmet affordable housing demand would mean taking in their fair share would be "challenging".

It has currently more than 2,500 applicants on the council's housing needs register. But only an estimated 120 new properties are becoming available each year, meaning an additional 470 affordable homes are needed in the borough each year to meet the backlog of unmet affordable housing demand.

A statement posted on the council's website last week said it was in discussion with neighbouring councils and Surrey County Council about how they might best help.

A spokesman said: "The borough of Epsom and Ewell would be in a challenging position to accommodate refugees as there is a chronic housing shortage in the borough and we are currently facing difficulties

releasing homes for those within the borough who are homeless.

"Nevertheless, the council is ready to play its part in any nationally agreed and co-ordinated approach to refugees, and is awaiting the Government's advice and instructions.

"We are aware there are residents prepared to offer rooms in their homes for possible refugees.

"With councils across the country receiving such requests, offers of help need to be co-ordinated.

"Once we have more information from the Government and the LGA, we should be able to advise people who they need to contact to offer their support."

□ What do you think? Email [letters@epsomguardian.co.uk](mailto:letters@epsomguardian.co.uk).

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Great Ormond Street Hospital Children's Charity. Registered charity no. 1160024.

## Party atmosphere for Trifest

More than 2,000 people descended on Auriol Park to revel in a huge end-of-summer bash on Sunday, enjoying bouncy castles, fairground rides and an Abba tribute band.

The inaugural Trifest was held by the three residents' associations whose boundaries border the park – the Ewell Court, Cuddington and Stoneleigh and Auriol associations.

Epsom and Ewell Councillor Eber Kington – who represents Ewell Court – declared the day an "absolute success".

He said: "So many people turned up, and we had a great atmosphere on the day. The sun was

out and there was something for everyone.

"The band were great and it's so important for us to be able to put an event like this on to bring all three communities together."

Abba Sensation performed two slots on the day in between demonstrations by local sport and martial arts clubs. There were also more than 40 stalls selling children's toys, jewellery and homemade art pieces.

Coun Kington said: "It's not always easy to put on things like this in the current economic climate, but thankfully it was an absolute success and people are asking us to do it again."



**Life is Swede: Abba Sensation**

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### HOSPITAL FUNDRAISER:

Epsom Medical Equipment Fund, which has raised more than £4m over 36 years, is holding a fundraising event at the Ashley Centre on Saturday, September 19. To fund a new vital signs monitor, the charity will sell homemade knitwear, badges, cards, cakes and "I Heart My Hospital" T-shirts.

**IN THE PICTURE:** To kick off the first-ever Epsom and Ewell Schools' Arts Festival, a gallery of 150 pictures by schoolchildren will hang in Bourne Hall for two weeks. The launch on Tuesday, September 22, at 6pm, will be attended by many of the young artists and their proud parents.

**TAXING STUFF:** A council tax support scheme survey closes on Sunday, September 20, and residents are urged to voice their views before the deadline. The scheme is being revised after the council tax benefit scheme was abolished as part of national welfare reforms.

**SHOP BLAZE:** Fire broke out in the toilet of a newsagent after an extraction fan caught alight on Wednesday, September 9. No one was injured in the incident.



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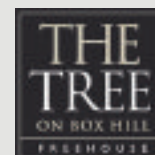
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# FAMILY ANNOUNCEMENTS

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## Obituary Notice

### ROY SIDNEY WHITEWAY

Much loved Husband to Dorothy; Father of Rob, Steve and Jeff; Grandfather to Katie, Sophie, Alex, Lauren, Oliver, Emily and Harry; Great Grandfather to Millie, Finley and Harry. Sadly passed away on Sunday 6th September aged 91. Funeral Service to be held at 11.00am, on Monday 28th September 2015 at Randalls Park Crematorium. Flowers or cheque donations in lieu of flowers - if preferred - payable to the "Epsom Medical Equipment Fund" and sent C/o: Alan Greenwood & Sons, Independent Funeral Directors, 425 Kingston Road, Ewell, KT19 0BT. Tel: 020 8786 7476. Please arrange for any flowers to be delivered between 9-10am Monday 28th September to the Funeral Director. Thank you.

### Dennis William Wood 4.5.1936

Dennis died on 11th September suddenly but peacefully. He leaves behind his loving wife Wendy and family. Funeral on Tuesday 29th September 2pm at North East Surrey Crematorium Morden. No flowers please but donations to Royal Marsden Children's Unit.

### GWENDOLINE FULKER

Formerly of Ewell passed away on 24th August 2015 aged 93 years. Funeral service at St Mary's Church, London Road, Ewell on Thursday 1st October 2015 at 2.00pm.



**FRANK HARRY LELLIOTT**  
Passed away on 11.09.2015

Loving Father, Grandfather, friend to many who will be greatly missed by all. A truly wonderful man, gone but never forgotten. Funeral to be held at Randalls Park, Leatherhead 24.09.15 at 3.30pm. Flowers and or donations for the Royal Marsden to Truelove's Carshalton Road, Sutton

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### MICHAEL DENISON PALMER

Headmaster of De Burgh School, Tadworth  
1977-1989

Michael Palmer, aged 81, died peacefully at home on Tuesday 8th September. His funeral will be held at St Martin's Church, Church Street, Epsom at 1.15pm on Thursday 24th September



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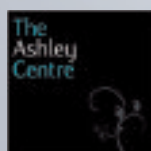
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## ONLINE OPINION

Comment on stories at  
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### Chronic housing shortage means it will be difficult to help refugees, says council

Simply we don't have the room. As much as I feel sorry for these people we have to get our own houses in order

RATTA-TUTTA-YA

### Which is your favourite park in Epsom and Ewell?

Can't quite work out which one I prefer, watching the rats in Bourne Hall, the kids smoking weed in Rosebery park or the 16-year-old single parents swearing at each other in front of all the little children in the kids park at Ewell Court play park, or the kids riding illegal motorbikes through? Ummmm, tough one!

EWELL MAN



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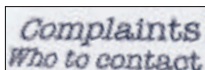
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Steven Brand captured this stunning image of a sunset over the Derby Arms on the fringes of Epsom Golf Course. Email your pictures to [newsdesk@epsomguardian.co.uk](mailto:newsdesk@epsomguardian.co.uk)

## VIEWFINDER

# No royal status as facilities are poor

As a new resident of Epsom I thought I would be able, as I am elderly, to make it to the town centre shops, but I think it is near enough impossible.

The footpaths in St Martin's Avenue are very dangerous and have not been refurbished for at least 50 years. Also, I made it to the park and went down Lad-broke Road and the bottom end was very hard to get my trolley through. There were loads of flint stones on the road surface.

And Ashley Road is in

great need of repair.

I can understand also why the bicycle paths are better to use than the pavement.

I think at least £10m would be a better figure for the Government to pay out to Epsom to sort out all these problems.

There are no proper bus signs. They are too small and should be made clearer and larger.

Also there are not enough seats provided at bus stops and lighting is poor.

The parks are also under-developed. There are

no toilets and no small provision selling drinks, etc.

I read in the local newspaper that Epsom should become a royal borough – well I do not think so. It is not really good enough as it is now. It has potential for improvement if the Downs were used for other racing such as dog racing.

It would be an improvement bringing the Downs to life and make the parks worth visiting. Ask the Government for more.

OLIVE ROPER  
Epsom

## Support for OAP home

Thank you for printing my letter in the July 30 issue of the Epsom Guardian regarding the uncomplimentary report on Warren Gate Nursing Home.

Since writing to you I have done a census of opinions at the home asking relatives to sign it if they were satisfied with the care and attention their relatives were getting. I have just over 40 signatures to this census supporting the home and staff, which I think exonerates Warren Gate from any faults.

I feel justice has now been done.

MRS B DYER  
Duncan Road  
Burgh Heath

## Specialist hospitals

I am sure that many people share Kim Thompson's confusion about why the lady knocked down in Ashley Road was taken to St George's Hospital in Tooting rather than the nearby Epsom Hospital accident and emergency.

The reason is that people with serious injuries are more likely to survive and

make a good recovery if they are taken directly to specialist hospitals with the facilities and expertise to treat them.

The same applies to heart attacks and strokes; both of which are now treated at specialist centres.

NAME AND ADDRESS  
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Via email

## Tracing an ex-mayor

Can you please help or point me in the right direction?

I am trying to trace a Captain Michael John Jervoise Collas who was billeted with my family during the Second World War in Cheltenham,

in Gloucestershire.

If my memory serves me, I believe he was a solicitor and also an ex-mayor of Epsom and Ewell. Any help would be most appreciated.

ELISABETH ROGERS  
via email

## Passengers are to blame for dirty buses

I would just like to reply to the person who said that the Epsom buses were dirty.

This is down to the general public as they leave coffee cups, plastic bottles and paper tissues on the floor so you cannot blame the bus company

as there are more important things to look at like people putting their feet on the seats opposite the long seats at the rear of the bus.

I personally have requested these people do not do that as people have to sit on these

bus seats.

I can assure you that the buses leave the garage very clean and have always been.

L JONES  
Cumberland Close  
Epsom

## Rude people

Thank you for your 5 thoughts of the week article. I could not agree more with point two. Having recently moved from Manchester, I am flabbergasted at how rude some Londoners are.

In Waitrose in Wimbledon I was packing my shopping as quickly as I could (I have a disability that is not immediately obvious, a fused spine that causes back pain) and the woman next in the queue barged me out of the way before I had finished lifting my bags.

I had to say, "excuse me" in order to reach over and retrieve the last bag.

There is no need for anyone to push, their turn will come.

A little human kindness, a smile and a tiny bit of patience is all it requires.

A SAVILE  
Address supplied

## 5 THOUGHTS OF THE WEEK...

### Smile gents, it's all on camera

Editor Andrew Parkes has a number of thoughts every week, here are just five of them.

1. CCTV is everywhere these days and I suppose we've all got to used to it. But, I was astonished last week when stood at a urinal in a south Wales pub, I noticed the camera above my head. Returning to the bar, I leant around the corner to see the screen showing CCTV coverage and saw the current line-up of gents in all their glory. CCTV showing tackle out – too invasive or justified to tackle drug taking in toilets? You decide.

2. Back in south London the sun was shining as I walked into work and in Sutton high street I witnessed people relaxing in deck chairs while youngsters enjoyed a round of mini golf on an improvised course in an unused section of the town centre. Too often I, and many others, knock councils for their failings. It is, therefore, only fair to give credit where it is due. This is a fantastic initiative and really adds value to the town – well done Sutton Council.

3. A crime reporter was barred from court after a judge decided the defendant was too "distressed" for journalists to be allowed in. The 16-year-old girl was accused of involvement in a street robbery, which was posted on social media after being recorded on a phone. This is an outrageous decision and should never be repeated. Imagine not covering any court cases because the defendant gets upset? Every scumbag in the world will be turning on the waterworks. Pity she didn't think about the tears of her victim.

4. I'm sure everyone knows my views on smoking, but I attended an event in fancy dress at the weekend and took an old pipe along to finish off the 1940/50s look. The mistake was lighting it up with some cherry-infused tobacco. I am more convinced than ever that smoking is a complete mug's game.

5. Betting shops are opening earlier and earlier. The one I passed today started at 7am. Maybe it was a one-off, but one look at the folk having a fag outside and you could tell they were definitely regulars. Do betting shops really need to open this early? What's so important taking place at this time that requires punters' immediate attention?

Send in your 5THOUGHTS by email to [aparkes@london.newsquest.co.uk](mailto:aparkes@london.newsquest.co.uk)  
 Send on Twitter to @parkestheeditor  
 Send through Facebook to [facebook.com/epsomguardian](https://www.facebook.com/epsomguardian)





# Choosing a new pet?

## Which breed suits you best?



### ASK THE VET

**ROYAL CANIN® vet**  
Catherine-Mary Howard  
answers some of your pet  
health questions.

Now the summer is ending and life is settling back into its usual routine, the thought of bringing a new pet into your household may have crossed your mind. This time of year is often quite a good one for many owners to take on new arrivals; children are back at school and the summer holidays are over, the weather is still nice and the nights aren't drawing in too much.

If you are thinking about taking on a new dog or cat, please make sure you put just as much thought (if not more) into which breed you select as you do into any of the other exciting decisions that come with the arrival of your new pet, such as choosing its name! Try not to follow your heart and pick a breed which you have always dreamt of owning, or one you have chosen based on looks alone. Instead, sit down with everyone you live with and discuss your requirements carefully.

Only once you have identified all of your own needs will you be able to best select a breed to sensibly suit those needs. This should be the breed that will have the greatest chance of settling well into your unique daily routine.

### Some of the questions you may want to mull over together, with those you live with could include:

- How will you tend to your pet throughout the day/night – will someone be there for them most of the time?
- Who will the pet live with? Just adults or other pets, children, under 5s the elderly or disabled?
- What coat-type will your pet have? Do you have the time to groom a long-haired pet every day or would you be better suited to a breed whose maintenance needs are less intensive?
- What size is your house? Will your pet have access to a garden? Do you live near any busy roads that could impact upon your new pet?
- Does anyone in your house have an allergy? Is a dog or cat an appropriate choice of pet? Would a breed that sheds less be better suited to you?

### And there are also of course some points which are unique to whether you'd like a cat:

- Are you planning on raising an indoor cat, an outdoor cat or both?
- What are the activity levels like in the breed you were thinking of? Will you have sufficient time to interact with your pet?
- What is the cat's nature like in the breed you were thinking of? Is it very restless, very vocal and sociable with humans, very independent or very playful?

### Or a dog:

- What are the energy levels of the breed you are thinking of? Is it a breed that needs several hours of intense exercise per day or is it a breed that would be happy with 30 minutes lead walk twice daily?
- Do you want a dog that you can train easily? These dogs may excel at sports like agility and fly ball but will demand a lot more time to engage with you every day.
- What size of dog were you thinking of? Can you afford the additional expense in terms of food and vet care that increase as the size of the dog increases?
- How noisy is the breed you are thinking of getting? Is this a good choice for you given the proximity of your neighbours?

Once you have confirmed your needs and wants for your new pet, then is the time to sit down with a breed encyclopaedia and have a look for yourself. If you're thinking about a new dog, you could also see if there are any "discover dogs" events running near you. These events offer you the opportunity to meet the dogs and talk to their breeders directly.

Obviously, there will be some variation between individual cats and dogs, even within those of the same breed. However, with a little bit of forward planning you can easily find the most suitable breed for you. Or, if you want to take on a mixed-breed one-in-a-million, you can still ensure that you look at the characteristics of all the breeds in that mix, to give you some idea of your new companion's personality. After all, your pet will be spending the rest of its life with you; so you should do everything you can to make sure you will be compatible, before you commit to a lifetime together!

**Q** I am thinking about using ROYAL CANIN®'s breed health nutrition Dalmatian diet for my pedigree Dalmatian. Is this just your Maxi Adult food repackaged for Dalmatian owners or is it really a better choice for my breed?



**A** Our breed health nutrition diets are absolutely tailored to take the unique nutritional needs of that specific breed into account. They are formulated differently to our health nutrition diets (such as Maxi Adult). For example, some Dalmatian dogs may develop urinary stones. ROYAL CANIN®'s breed health nutrition Dalmatian diets help maintain a healthy urinary system thanks to their nutrient profile, with adapted protein sources. For further details about the unique features of each of our breed health nutrition diets and to see if there is a breed specific product for your dog or cat you can visit the product selector on our website: [about.royalcanin.co.uk/product-finder/](http://about.royalcanin.co.uk/product-finder/)



## New ROYAL CANIN® Wet Breed Food\*

To celebrate the launch of these new products, we have  
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ROYAL CANIN® who are known for their expertise in the field of Breed Health Nutrition, are now adding more breed tailored diets to their portfolio. Launching in October are six new wet breed products to accompany the dry already on the market. With the addition of Dachshund, Yorkshire Terrier, Poodle and Chihuahua wet diets to the canine breed health nutrition range, and British Shorthair and Maine Coon wet diets to the feline breed nutrition range.



To find the right product for your pet visit [about.royalcanin.co.uk/product-finder](http://about.royalcanin.co.uk/product-finder)

### To enter please supply your name, address, telephone number and choice of product by...

- **Text** on 80360 starting your message with **CANIN BREED FOOD**
- **Email** [rcmarketing.gbr@royalcanin.com](mailto:rcmarketing.gbr@royalcanin.com) with **PP GIVEAWAY SEPTEMBER**
- **Post** to ROYAL CANIN Marketing, Oak Tree Meadow, Blackworthy Road, Castle Cary, BA7 7PH

### For the Supreme Cat Show 2015 Saturday 24th October, NEC Birmingham.

- **Text** us on 80360 starting your message with **CANIN TICKETS**
- **Email** [rcmarketing.gbr@royalcanin.com](mailto:rcmarketing.gbr@royalcanin.com) with **SUPREME TICKETS**
- **Post** to ROYAL CANIN Marketing, Oak Tree Meadow, Blackworthy Road, Castle Cary, BA7 7PH

To find out more visit  
[www.supremecatshow.org](http://www.supremecatshow.org)

**ROYAL CANIN®**

© ROYAL CANIN® SAS 2015. All rights reserved. \*Terms and conditions apply: Closing date for all entries is 1st October 2015. 10 winners will be selected for the breed wet prize draw. 5 winners will be selected for Supreme Tickets Prize draw. Winners will be selected at random from all text, email and postal entries. Winners will be notified by phone, email or letter within 14 days of closing date. One entry per person. The prize consists of one 12 x 85g box of Dachshund, Yorkshire Terrier, Poodle, Chihuahua, British Shorthair or Maine Coon wet diets or a pair of Supreme Cat Show Tickets depending on which draw was entered in to. Please ensure all entries have the full information requested, if entries are incomplete they will not be counted. No correspondence will be entered into. No cash alternative. Texts cost 25p plus your normal operator rate.

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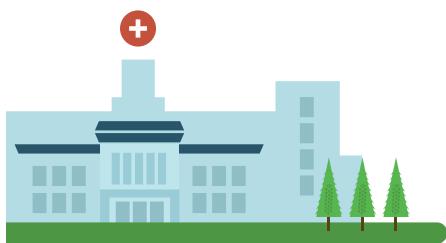
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# Your local hospital Needs YOU!



## Come and have your say on the future of your local hospital.

At Epsom and St Helier University Hospitals NHS Trust we are proud to offer safe and effective care to all of you who need it, whenever you need it. However, there are challenges ahead.

We need to spend hundreds of millions of pounds on our buildings, as some of them are very old and simply not fit to deliver 21st century healthcare.

Epsom and St Helier **NHS**  
University Hospitals  
NHS Trust

### So we need your help.

This month we are holding two open days – one at St Helier, one at Epsom – so you can find out for yourself the situation, see our buildings and estate, understand the issues – and give your support.

### These open days will take place on:

Thursday 17 September,  
7am to 9pm, at St Helier Hospital

Wednesday 23 September,  
7am to 9pm, at Epsom Hospital

If you would like to attend one of the open days then please book in advance as we will be running tours at specific times throughout the day.

You can book by contacting the Communications Team on **020 8296 4996** or emailing [communications@esth.nhs.uk](mailto:communications@esth.nhs.uk).

Please state whether you would like to visit St Helier Hospital, Epsom Hospital, or both. We will then send you further information on the times of the tours and where to meet.



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## Celebrating SUCCESS

Come and Visit London Borough of Sutton's highest placed Girls' School\*.

The school is holding an open morning where visitors can explore the site and experience demonstrations and performances in a wide variety of subjects such as music, sport, art and sciences. The school is celebrating its eighth consecutive year with an impressive 100 per cent A Level pass rate (82 per cent of all grades at A\*-B), and another year of Oxbridge success.

Particular congratulations went to girls securing university places

to read Engineering, Mathematics, Medicine, Dentistry, Midwifery, Economics and Languages.

GCSE results saw an increase in the percentage of A\* grades, up to 32 per cent, with 40 per cent of girls achieving 9 or more A\* or A grades.

Mrs Katharine Crouch, Headmistress said: "It is our belief that there are no limits to what girls can achieve with the right encouragement. We hope you will visit us to experience the buzz of activity and warm welcome."

Visit [suttonhigh.gdst.net](http://suttonhigh.gdst.net).

\* The Times A Level Results Table 2015

## Vibrant school



Greenacre is a nurturing and vibrant school, large enough to offer variety, challenge and opportunities for all talents and interests, but small enough for each girl to be known as a unique individual, enabling her to realise her full potential.

The School has a wide outlook, embracing the best of the nearby urban opportunities whilst being surrounded by countryside.

The staff are highly qualified and committed to instilling the very best work habits in the girls and preparing them for an active role in the world.

Greenacre is a human and sociable school in which girls of all ages, from 3 to 18, have the opportunity to develop fully, with all its resulting freedom and happiness.

**Mrs Lindsay Redding,**  
Headmistress

**Greenacre School for Girls, Sutton Lane, Banstead, Surrey SM7 3RA.**  
Visit [greenacre.surrey.sch.uk](http://greenacre.surrey.sch.uk) or call 01737 352114.

**SHS**  
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OUR GIRLS CAN  
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## Senior School Open Morning

Saturday 26th September at 10am

Explore London Borough of Sutton's highest placed Girls' School\*

\*The Times A Level results table 2015



To attend this event please register at  
[www.suttonhigh.gdst.net/open-events](http://www.suttonhigh.gdst.net/open-events)  
or call 020 8225 3001

Southern Tutors' head office is in Epsom and provides fully checked, qualified teachers to tutor all ages and subjects in Surrey, London, Sussex, Oxfordshire and beyond.

Jane Race, Southern Tutors' Managing Director was delighted that so many of the students helped by Southern Tutors staff

## OFFERING EXTRA HELP

have excelled themselves in this year's GCSE and A level exams. "It is a great honour to head up such a successful team of tutors that year

after year achieve these results."

This follows the excellent results for Grammar School entrance achieved by students who attended the Saturday Morning Classes and Holiday courses held at Rosebery School in Epsom.

Courses are held in all the school holidays, except Christmas, and

the children who attend make great progress in Maths, English and Reasoning, enabling them to achieve higher scores both at school and in the grammar and private school entrance exams. The next holiday course is in October half term. Call 07986 564651 or visit [southerntutors.co.uk](http://southerntutors.co.uk)



We care



We aim high



We achieve together



We lead the way

## The Beacon School



Parents and prospective students are invited to our

## Open Evening

Thursday 1st October from  
6.30pm - 9.00pm

Our Principal, Mr Russell Bennett, will be speaking in the School Hall at 6.45pm and 8.00pm.

Hear how our students benefit from a stimulating and challenging curriculum within a caring learning environment and find out how we provide a wealth of opportunities beyond the classroom.

Tour the school and see our facilities, speak to staff and students, see examples of their work and some of our many extra-curricular activities

**We look forward to meeting you.**

Picquets Way Banstead Surrey  
Tel: 01737 359103 Fax: 01737 365200

Email: [info@thebeaconschool.co.uk](mailto:info@thebeaconschool.co.uk)  
[www.thebeaconschool.co.uk](http://www.thebeaconschool.co.uk)



Advertisement Feature

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## Total DEDICATION

The Beacon School is an oversubscribed mixed, fully comprehensive 11-18 school serving the local community of Reigate and Banstead.

We became an academy in December 2011 and this has enabled us to use the freedoms of academy status to achieve our aims. We are an outward-looking and ambitious school, focused on providing the best possible education.

Judged as 'good' in all areas by Ofsted in 2012, The Beacon School provides just such an environment. We are a thriving community, where students are happy and actively involved in the life of the school.

Our success is evident in the classrooms and corridors – our students are respectful, thoughtful young people who strive to do well.

We provide an excellent range of subjects to suit the aspirations, talents and interests of every student. We challenge students to work hard, stretch their thinking and achieve. We encourage them to be curious learners.

We are very proud of our unique curriculum enrichment programme, which provides students with opportunities beyond the classroom to develop and enhance their knowledge and skills. Students can participate in an extensive range of activities.

We are fully committed to our values. We care, we aim high, we achieve together, we lead the way. We foster a sense of responsibility, developing students' skills in leadership to enable them to be successful and fulfilled.

Our House system is well-established and ensures a sense of belonging to the community, as well as some healthy competition! We have a team of School Officials, Heads of House and student mentors who contribute to the high quality pastoral care in the school.

Our excellent examination results reflect our commitment to students' success.

This is testimony to the work of our excellent, dedicated team of staff and the hard work of students.

We warmly invite you to our Open Evening on Thursday, October 1 at 6.30pm. We will be delighted to meet you, to show you around and to give you a flavour of the school's work.



GREENSHAW  
HIGH SCHOOL



The Headteacher, Mr House, extends a warm invitation to prospective parents and pupils to our

## Open Evening

Thursday 24th September 2015  
5.30pm to 8.30pm

The Headteacher will speak at  
5.45pm, 6.15pm, 6.45pm and 7.15pm.

If you are unable to attend the Open Evening, our school prospectus and information about admission will be available on our website.

Greenshaw High School, Grennell Road, Sutton, SM1 3DY  
T: 020 8715 1001 E: info@greenshaw.co.uk W: www.greenshaw.co.uk



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Our Head Teacher, Sandra Cunningham looks forward to welcoming you to our Open Days

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**Thursday 24th September at 9.15am**

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**Tuesday 6th October at 1.15pm**

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Saturday 26 September  
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**Sixth Form A Level Choices and Open Evening**

**Monday 12th October**  
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Contact Sandra Redican to book on 020 8956 9541 or email [sixthformadmissions@trinity.surrey.sch.uk](mailto:sixthformadmissions@trinity.surrey.sch.uk)

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## Advertisement feature

I have always found it very difficult to go to the dentist as I cannot tolerate anything touching the inside of my mouth.

I explained this to Abi Dental and they offered me a solution which was I.V sedation. The treatment was carried out in a professional manner by both dentist and staff. The surgery is spotlessly clean and I would have no hesitation in recommending them.

Mrs M Marshall

## Patient testimonials

It is essential for nervous patients to have a dentist who listens and is caring of people who are very nervous and understands the need for sedation.

I myself have been lucky enough to find Abi Dental. I feel more relaxed than I have ever been.

Abi doesn't question my need for sedation and also does not subject me to anything I would not like.

Mrs V Gridley

My experience with sedation has been fantastic!

I have been able to have implants, enabling me to get rid of a plate I've had for years.

Without sedation I wouldn't have even considered it.

I would absolutely recommend sedation to any nervous patients – I would also recommend Abi Dental to everyone.

Mr S Bonnett

# Abi's caring dental team



If you want a dentist who genuinely has your welfare at heart, then meet Abeer Al-Adhami (known as Abi), owner of Abi Dental in Sutton.

Abi launched the dental practice in August 2007 with the aim of offering the kind of boutique American dental centre rare in the UK.

Abi and her team were at the vanguard of launching a different type of practice – one that not only offered all-round general dentistry from fillings to root canal treatments, but which also offered cosmetic dentistry, facial aesthetics (dermal fillers) and even intravenous sedation for those with a dread of going to the dentist.

But what really sets her apart is her desire to help her patients relax and feel at home.

"I treat patients in the chair as I would expect to be treated myself. I see them as if they were my mother, father, brother or sister and treat them accordingly.

"I want to offer them genuine, honest, straightforward advice and treatment that's right for them. In some cases if a certain treatment is requested but not necessary or in the patient's best interest, I would always advise against it."

The desire to put patients at ease starts the moment they step through the door. This bright, modern practice boasts state-of-the-art facilities and technology.

Abi says: "From the very first moment that you contact Abi Dental, we promise that we will do our very best to make you feel comfortable, relaxed and above all, involved in the care of your dental wellbeing.

"If you are a nervous patient, then we are definitely the right surgery for you, as we offer in-house IV sedation, which enables anxious patients to undergo dental treatment without any of the phobias and fears they may have experienced in the past.

"Let us change your perception

Abeer Al-Adhami, the owner of Abi Dental in Sutton, talks to **Tamasin Coates** about the range of services patients can expect



For more details visit  
[abidentaluk.com](http://abidentaluk.com)

"I treat patients in the chair as I would expect to be treated myself

**Abi Al-Adhami**

of going to the dentist for the better."

New patients are sent a Welcome Pack introducing them to the practice. The first consultation is FREE and is all about getting to know the patient, building a professional and friendly relationship.

This appointment is essential for every patient, especially the nervous or dental phobic patients as it enables them to visit the practice and meet the

team with no obligation, allowing them to realise that we are NOT your average dental practice.

Abi added: "We offer a bespoke, professional, friendly service in a calming atmosphere.

"Patients thoughts and concerns are listened to – we always empathise with them and they are involved with the treatment choices and options open to them."

Making up the rest of the team are Riz Syed, who specialises in dental implants, practice manager Shelley Foster, Liz Salter, dental hygienist, qualified nurses Carly Driver and Diana Strachinescu and reception manager Kim Armstrong.

"I am blessed to have such a great team of people working for me," says Abi.

**Abi Dental**  
Dental and Cosmetic Centre



**10:00am Friday 25th  
September 2015**

**Tea, coffee and cake – all of our favourite things  
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# PROPERTY

[epsomguardian.co.uk/homes](http://epsomguardian.co.uk/homes)

## Time for change

As Carole Charge reports, five major legislative changes are due to come into effect over the coming months that landlords in England should be aware of...

### 1) Health and safety regulations:

At the time of writing, these regulations are awaiting parliamentary approval and the full details are yet to be confirmed, however it is expected that, from October 1 2015, landlords will be required to have at least one smoke alarm installed on every storey of their properties and a carbon monoxide alarm in any room containing a solid fuel burning appliance. In addition, the TPO and PRS Codes of Conduct require CO detectors in properties with a gas appliance. Landlords found not to have installed these devices will face a fine of up to £5,000.

### 2) Right to rent – the Illegal Immigration Act:

A trial of the 'right to rent' scheme – in which landlords are required to check the immigration status of their tenants – has recently been completed and is expected to be rolled out across the country by the end of the year. New powers will allow, in some cases, tenants who do not have the right to live and work in the UK to be evicted from a let property without requiring a court order. Landlords who fail to complete the necessary checks to ensure their tenants are legally able to rent their property could be prosecuted, with potential punishments ranging from four-figure fines to imprisonment for repeat offenders or those involved in organised crime.

### 3) Serving Notice of Possession:

**Section 21:** Several changes are being made to the Notice of Possession under Section 21. As part of anti-retaliatory eviction measures, landlords will be prevented from serving a valid Section 21 notice for six months if their tenant has recently complained about the state of their property and the local authority has issued a notice of improvement. There are also a number of other pre-conditions for serving a Section 21 due to be implemented which will prescribe whether and when a valid Section 21 notice can be served to regain possession.

### 4) Houses in Multiple Occupation



**licensing (HMOs):** Currently, a house in multiple occupation (HMO) is defined as a property in which three or more people live but do not form one household, i.e. they are not related or in a relationship. This is commonly known as a house share. However, the government has suggested it will look again at the definition of an HMO so more properties fall within this designation. In addition, many local authorities have adopted 'selective' licensing, requiring licensing of all HMOs and sometimes all let property within their jurisdiction. Landlords need to stay up-to-date with any changes being proposed by the local authority in which their property is located as its status may be subject to a change in the future.

### 5) Rogue landlord crackdown:

There have been clear indications the government is ready to launch new measures designed to penalise rogue landlords who blatantly flout existing legislation, allowing their tenants to live in poor and unsafe conditions. With ever-changing legislation surrounding letting, the advantages of letting through a knowledgeable and reputable agent are clear. A good agent will make landlords aware of all legislative changes that will affect them and help them to stay on the right side of the law.

For advice all aspects of letting, selling, buying or renting, please contact your local Leaders branch [leaders.co.uk](http://leaders.co.uk)

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Sutton 020 8642 7616

## Animal MAGIC



Leading housebuilder Taylor Wimpey is inviting pet owners to submit their favourite photos into a nationwide competition to find the purr-fect pet picture.

Following the runaway success of last year's Pets Make A Home competition, Taylor Wimpey is again giving pet owners the chance to enter a photograph of their animal friend looking its most 'at home'.

The housebuilder wants to see this year's best pictures of cute cats, adorable dogs and gorgeous guinea pigs in their favourite place at home, whether they're stretching out on the bed, curling up on the sofa, sunbathing on the windowsill – or enjoying a more unusual spot they've made their own.

The photo with the most votes each day during the competition will win a fabulous pet hamper, courtesy of Armitage Pet Care – whilst the photo with the most votes overall will win £500 worth of high street vouchers.

Britain is a nation of animal lovers and almost half of the UK's households have a pet. These include the most popular animals – dogs and cats – as well as common creatures like fish, birds and rabbits, and the more unusual, including snakes and turtles. But what they've all got in common is that when it comes to making a house feel like home, they're definitely one of the family.

Results from last year's Pets Make A Home competition reveal some interesting facts about our love for our (mostly) furry four-legged friends:

- Dogs made up 73 per cent of entries.
- Staffordshire bull terriers were the most common choice of breed in our competition, with 150 submissions.
- Cats made up 22 per cent.
- The remaining five per cent of entries were made up of everything from the common rabbit to more unusual species, such as bearded dragons, raccoons, tortoises, owls

and geckos.

- Favourite dog name – Poppy.
- Favourite cat name – Millie.
- Favourite name overall – Alfie.

This year's competition launches on September 7 and entries will be accepted until October 2.

A fantastic hamper of goodies to suit pets, courtesy of Armitage Pet Care, will be up for grabs for the daily winners, while the overall winner of the Pets Make A Home competition – to be announced on October 2 – will receive £500 of high street vouchers.

Pet owners will be able to enter photos of their pet by visiting [www.taylorwimpey.co.uk/pets](http://www.taylorwimpey.co.uk/pets) and entering their details via the specially created app.

Twitter and Instagram users can also enter by tweeting or posting their image via their own account with #TWPetsMakeAHome. Entrants will receive a response message thanking them for their entry as confirmation. Pet owners can also submit their image on the Taylor Wimpey Facebook page or [pets@taylorwimpey.com](mailto:pets@taylorwimpey.com).

People can then visit the Taylor Wimpey website and Facebook page to vote for their favourite pet.

**Go to [taylorwimpey.co.uk/pets](http://taylorwimpey.co.uk/pets) for full details.**



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#### Ashted Individually Designed £975,000



- Detached New Build
- Five Bedrooms
- Open Plan Kitchen/Dining
- Living Room
- Three Bathrooms
- Utility And Cloakroom
- Garage And Driveway
- Enclosed Rear Garden

#### Ashted Sunny Aspects £549,000



- Bungalow
- Semi Detached
- Spacious Rooms
- Rustic Charm
- Driveway
- Mature Garden
- Ideal Location
- EPC Rating: D

#### Ashted A Relaxing Oasis £925,000



- Perfectly Located
- Detached Property
- Four Bedrooms
- Large Lounge/Diner
- Snug/Bonus Room
- Double Garage
- Stunning Garden
- EPC Rating: D

#### Ashted Luxury Living £775,000



- Detached
- Four Bedrooms
- Two Receptions
- Utility & Cloakroom
- Renovated
- Stunning & Contemporary
- Double Garage
- EPC Rating: E

#### Ashted A Westerly Garden £749,000



- Excellent Location
- Large Reception Rooms
- Four Bedrooms
- Conservatory
- Ensuite Shower Room
- Double Garage
- Very Private Garden
- EPC Rating: E

#### Ashted A Family Home £585,000



- Detached
- Four Bedrooms
- Two Reception Rooms
- Study/Playroom
- Garage And Car Port
- Cul-De-Sac
- Popular School Catchment
- EPC Rating: C

#### Epsom Exclusive £300,000



- Apartment
- First Floor
- Two Double Bedrooms
- Two Bathrooms
- Lounge/Dining Room
- Fully Fitted Kitchen
- Gated Development
- EPC Rating: B

#### Ashted Spacious Family Home £799,950



- Detached
- Two Reception Rooms
- Kitchen & Utility
- Four Bedrooms
- Two Bathrooms
- In A Close
- Sunny Aspect
- EPC Rating: D

#### Leatherhead A Dream Home £485,000



- Semi Detached
- Four Bedrooms
- Two Reception Rooms
- Utility Room
- Cloakroom
- Master Ensuite
- Off Street Parking
- EPC Rating: D

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35 The Street, Ashted KT21 1AA



## UNRIVALLED CUSTOMER SERVICE WHEN SELLING YOUR HOME

Dear Adrian and all at Fine & Country Cheam,

My wife and I would like to thank the team for the outstanding job you did in helping to sell our house. Your service throughout was highly professional, the marketing material was excellent and your courtesy at all times was without fault. You found an excellent selection of potential buyers, handled all viewings in a timely manner, and negotiated offers at and above the asking price, despite our house being quite a difficult proposition. We would not hesitate to recommend Fine & Country to others as a superb Estate Agent.

Special thanks are due to Sara for her tireless work and patience throughout many uncertainties and setbacks.

With best wishes from an appreciative customer,



020 8770 3377

28 Ewell Road, Cheam Village, SM3 8BU









# Cairds Sales

Sales Office 01372 743 033 • homes@cairds.co.uk

*Thinking of Selling?...Think Cairds*



Ewell

£1,300,000



WONDERFUL HOUSE, WONDERFUL ROAD - Set on a private road and found on a generous plot is this substantial desirable residence. Amongst other things there is a sensational kitchen/dining room which has been extended superbly to offer a comfortable living space with double doors leading to the garden, plenty of curb appeal, mature front and rear gardens, and extension potential (S.T.P.P.).

- Private Road
- Charming Detached
- Six Bedrooms
- Two Bathrooms

- Two Reception Rooms
- Kitchen/Dining Room
- Generous Plot
- E.P.C. Rating D

Epsom

£850,000



- Victorian Semi Detached
- Five Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Conservatory
- Cellar
- Double Garage
- E.P.C. Rating D

Banstead

£975,000



- Offers In Excess of
- Grand Detached
- Beautifully Refurbished
- Four/Five Bedrooms
- Living/Dining Room
- Cinema Room
- Annex With En-Suite Potential
- E.P.C. Rating E

Epsom

£1,250,000



- Large Family Detached
- Seven Bedrooms
- Four En-Suites
- Three Reception Rooms
- Kitchen/Breakfast/Sitting Room
- Study/Playroom
- Backing Fields
- E.P.C. Rating D

Tadworth

£675,000



- Cul-De-Sac Location
- Beautifully Presented Detached
- Four Double Bedrooms
- En-Suite To Master
- Two Reception Rooms
- Kitchen/Dining Room
- Conservatory
- E.P.C. Rating D

Epsom

£675,000



- Roseberry Park Opposite
- Penthouse Apartment
- Almost 1,200 sq. ft.
- Two Bedrooms
- Balcony
- Communal Gardens
- Allocated Parking
- E.P.C. Rating T.B.C.

Epsom

£575,000



- Livingstone Park
- Modern Terrace Town House
- Four Bedrooms
- Two En-Suites
- Reception Room
- Kitchen/Dining Room
- Permission Granted For Extension
- E.P.C. Rating C

Epsom

£775,000



- Prestigious Woodcote Estate
- Elegant Detached
- Four Bedrooms
- Bathroom & Shower Room
- Two Reception Rooms
- Kitchen/Breakfast Room
- Beautiful Mature Garden
- E.P.C. Rating E

Epsom Downs

£650,000



- Offers In Excess Of
- Spacious Detached
- Four Double Bedrooms
- En-Suite To Master
- Two Reception Rooms
- Pretty Paved Garden
- Garage
- E.P.C. Rating C



# THINKING OF SELLING? THINK CAIRDS!

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**01372 743033**



## Banstead

**Sold S.T.C. £999,950**



**MORE  
REQUIRED**



EXPERTLY EXTENDED - Having undergone a complete renovation, this home is sensational. Viewing is a must to fully appreciate the space and quality this house offers. Additional benefits include having under floor heating and built in 8 zone media home system, being fully alarmed, with further room to extend (S.T.P.P.).

- Extended Detached
- Four Double Bedrooms
- En-Suite & Walk-In Wardrobe
- Two Reception Rooms

- Cinema Room
- Vast Kitchen/Dining Room
- Landscaped Garden
- E.P.C. Rating D

**Epsom Sold S.T.C. £1,000,000**



**MORE  
REQUIRED**

- Woodcote Estate
- Extended Detached
- Five Bedrooms
- Walk-In Wardrobe & En-Suite
- Two Reception Rooms
- Stunning Kitchen/Diner
- Study/Gym
- E.P.C. Rating D

**Epsom Sold S.T.C. £697,500**



**MORE  
REQUIRED**

- 1930's Detached
- Three Double Bedrooms
- Two Spacious Receptions
- Sunlounge And Study
- Beech Fitted Kitchen
- Separate Workshop/Office
- Secluded Private Gardens
- E.P.C. Rating D

**Banstead Sold S.T.C. £895,000**



**MORE  
REQUIRED**

- 1920's Cottage Style Detached
- Beautiful And Tasteful Decor
- Four Bedrooms
- En-Suite To Master
- Two Reception Rooms
- Kitchen/Breakfast/Sitting Room
- Approx. 100ft Garden
- E.P.C. Rating F

**Epsom Downs Sold S.T.C. £795,000**



**MORE  
REQUIRED**

- Offers In Excess Of
- Millennium Detached
- Extension Potential S.T.P.P.
- Four Bedroom
- En-Suite To Master
- Two Spacious Receptions
- Conservatory
- E.P.C. Rating D

**Epsom Sold S.T.C. £630,000**



**MORE  
REQUIRED**

- Ever Popular Road
- Semi Detached
- Ripe For Modernisation
- Three Bedrooms
- Modern Shower Room
- Double Reception Room
- Picturesque Garden
- E.P.C. Rating D

**Epsom Sold S.T.C. £625,000**



**MORE  
REQUIRED**

- Sought After Location
- Family Detached
- Further Potential (S.T.P.P.)
- Three Bedrooms
- Living/Dining Room
- Snug
- Sensational Garden
- E.P.C. Rating E

**Epsom Sold S.T.C. £675,000**



**MORE  
REQUIRED**

- Semi Detached
- Three Bedrooms
- Super Location
- Extended
- Stunning Order
- Spacious Garden
- Off Street Parking
- E.P.C. Rating D

**Epsom Sold S.T.C. £499,950**



**MORE  
REQUIRED**

- Victorian Semi
- Two Double Bedrooms
- Two Reception Rooms
- Stunning Kitchen
- Modern Bathroom
- Landscaped Garden
- Many Original Features
- E.P.C. Rating D

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# Cairds Sales

Sales Office 01372 743 033 • homes@cairds.co.uk

Thinking of Selling?...Think Cairds



## ASHTEAD

£1,300,000



BRAND NEW AND BACKING FIELDS - Built with the modern family in mind, this house has the right layout, the good room sizes and the stylish decoration. Bonuses include an out house with covered Jacuzzi area, an additional out house to the rear, a double garage, in/out driveway and access to fields to the rear.

- Brand New Detached
- Five Bedrooms
- Two En-Suites
- Two Reception Rooms
- Stunning Kitchen/Diner
- Covered Jacuzzi Area
- Backing Fields
- E.P.C. Rating C

## ASHTEAD

£625,000

SOLD S.T.C. -  
MORE REQUIRED



AWARD WINNING DEVELOPMENT - Located in this sought after development, close to Ashted Village, is this immaculately maintained and rarely available extended semi-detached family home that is set on a generous plot which has scope for extending S.T.P.P. The house set within this small and unique housing development in the distinctive "Surrey Cottage" style is simply a must view.

- Award Winning Development
- Extended Semi Detached
- Three Bedrooms
- En-Suite To Master
- Reception Room
- Dining Room/Orangery
- Generous Plot
- E.P.C. Rating D





the**personalagent**

**Epsom**  
2 West Street,  
Epsom, Surrey,  
KT18 7RG  
01372 745850

**Ewell**  
220 Chessington Road,  
West Ewell, Surrey,  
KT19 9XA  
020 8394 1234

**Stoneleigh**  
62 Stoneleigh Broadway,  
Stoneleigh,  
Surrey, KT17 2HS  
020 8393 9411



Ewell Village **Guide price £1,500,000** **020 8394 1234**

- Highly desirable Cul de sac
- Just over 2500Sq Ft, 0.20 of an acre plot
- Stunning contemporary design
- 70ft frontage & driveway, Southerly 65ft x 85ft garden
- Beautifully refurbished
- Heart of Ewell Village, Short walk to zone 6 station



East Ewell **£849,950** **020 8393 9411**

- Five Bedroom Detached Home
- Two Reception Rooms
- Kitchen / Breakfast Room
- Utility Room
- Study
- Conservatory



Epsom **Guide price £800,000** **01372 745 850**

- Over 2200 sq ft
- Four Double Bedroom Semi Detached Home
- 23ft Lounge
- Ensuite shower room & bathroom
- Kitchen & Utility room
- EPC Rating D



Epsom **£750,000** **01372 745 850**

- Unique Private Position in a Highly Sought After Location
- Five Bedrooms & Three Bathrooms
- Two Spacious Receptions
- 20ft Kitchen/Breakfast Room
- Short Walk Of Town & Station
- EPC Rating E





the personalagent

Epsom

2 West Street,  
Epsom, Surrey,  
KT18 7RG

01372 745850

Ewell

220 Chessington Road,  
West Ewell, Surrey,  
KT19 9XA

020 8394 1234

Stoneleigh

62 Stoneleigh Broadway,  
Stoneleigh,  
Surrey, KT17 2HS

020 8393 9411



Epsom **Guide Price £665,000** **01372 745 850**

- Stunning Top Floor Two Bed Apartment
- Impressive Luxury Conversion
- Dressing Room & Ensuite
- Wealth of character & charm
- 18ft x 17ft reception room
- Walk to Station and Shops



Epsom **Guide price £550,000** **01372 745 850**

- Large Three Bed Victorian House
- Short Walk To Town/Station
- Private 74ft x 56ft Orchard
- Detached Garage & Parking
- Two Reception Rooms
- Breakfast Room/Utility Area



Epsom **£550,000** **020 8393 9411**

- Three Bed Detached House
- Two Reception Rooms
- Kitchen / Breakfast Room
- Downstairs W/C
- Driveway
- 70ft Garden



West Ewell **£509,950** **020 8394 1234**

- Three Bed Semi Detached
- "L" Shape Lounge/Diner
- Conservatory
- Fully Fitted Kitchen
- Downstairs W.C
- Walk To Station & Shops



Worcester Park **£485,000** **020 8393 9411**

- Three Bed End of Terrace House
- Two Reception Rooms
- Modern Kitchen
- Modern Bathroom
- South Facing Garden
- Garage & Driveway



Epsom **Guide price £380,000** **01372 745 850**

- Top floor apartment with Lift service
- Two large double bedrooms
- Spacious 17ft living room
- Kitchen/breakfast room
- Juliette balcony with views
- Ensuite shower room



Epsom **£355,000** **020 8394 1234**

- Three Bed End Of Terrace Home
- Refitted Family Bathroom
- Two Reception Rooms
- Potential for Loft Conversion
- 40ft Private Rear Garden
- Views Over The Green



Ewell Village **£324,950** **020 8394 1234**

- Terraced Character Cottage
- One Double Bedroom
- Dating Back to 16th Century
- 19ft Lounge/Diner
- Private Rear Garden
- EPC Rating E



Sutton **£179,950** **020 8393 9411**

- One Bed Retirement Apartment
- Second Floor
- Spacious Lounge
- Modern Kitchen & Bathroom
- Communal Lounge Downstairs
- Short Walk to Shop & Station





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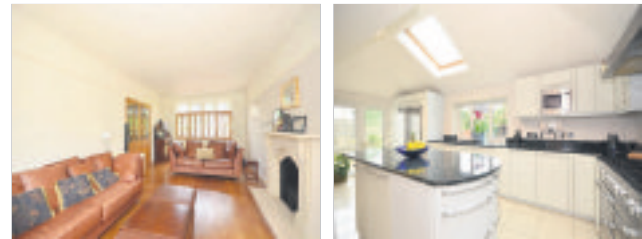


**Wallington** **£825,000**

- Detached 4 bedroom family house
- 2 reception rooms, stunning kitchen/dining room
- South Wallington location

**Wallington : 020 8166 5684**

EPC D



**Fetcham** **Guide Price £925,000**

- Best Offers by sealed bids closes 12noon 2nd October
- Please request a bid pack, 3 bedroom bungalow
- Large entertaining space, family bathroom and further en-suite

**Leatherhead : 01372 240130**



**Ashted** **£765,000**

- Brand new 5 bedroom home in a sought-after location.
- 2 family bathrooms and an en-suite
- Exceptional specification

**Leatherhead : 01372 240130**



**Sutton** **Offers in the Region of £675,000**

- Stunning 2 bedroom ground floor apartment
- Direct access to garden, excellent internal order
- Convenient location, well-proportioned

**Sutton : 020 8166 5257**

EPC E



**Banstead** **£650,000**

- 5 bedroom detached house
- Private, gated development, village location
- Family bathroom & 2 en-suites

**Banstead : 01737 390118**

EPC D



**Sutton** **£625,000**

- Beautiful Victorian 4 bedroom detached house
- Garage, excellent dimensions
- Basement area, brilliant location

**Sutton : 020 8166 5257**

EPC E

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**Leatherhead**

Semi detached house  
2 bedrooms

EPC D

**Leatherhead : 01372 240130**

**PRICE: £400,000** **£268,000**

**Lower Kingswood**

2 bedroom ground floor apartment

EPC C

**Banstead : 01737 390118**

**PRICE: £280,000** **£187,600**

**Wallington**

First floor flat  
2 bedrooms, garden

EPC D

**Wallington : 020 8166 5684**

\*Under the "Home For Life Plan" you will be granted a lifetime lease for your protection



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Join us on:    



**Banstead**      **Best Offers £400,000**

- Extended 3 bedroom terrace family home
- Rear garage & car port, utility room & sun room
- 2 separate receptions, no onward chain

**Banstead : 01737 390118**

EPC D



**Wallington**      **£400,000**

- Spacious semi-detached house
- 3 bedrooms, off street parking
- Convenient location, chain free

**Wallington : 020 8166 5684**

EPC D



**Tadworth**      **Offers Over £350,000**

- 3 bedroom semi detached family home
- Modern double glazing, bright and airy
- Private driveway for 2 cars, no onward chain

**Banstead : 01737 390118**

EPC D



**Mitcham**      **£350,000**

- Stunning 3 bedroom end of terrace house
- Excellent internal order, lounge & dining areas
- Shower & bathroom, landscaped rear garden

**Wallington : 020 8166 5684**

EPC E

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£500\*

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**Sutton**      **Offers Over £345,000**

- Spacious 2 bedroom first floor apartment
- No onward chain, excellent internal order
- Garage, share of freehold, en-suite shower room

**Sutton : 020 8166 5257**

EPC B



**Leatherhead**      **Guide Price £320,000**

- 2 double bedroom first floor maisonette
- Large lounge, kitchen/breakfast dining area
- Split-level accommodation, central location

**Leatherhead : 01372 240130**

EPC C



**Sutton**      **£315,000**

- Wonderful 2 bedroom end of terrace house
- Wealth of charm, good internal order
- Parking, convenient location

**Sutton : 020 8166 5257**

EPC E



**Carshalton**      **£285,000**

- 2 bedroom first floor converted flat
- Private rear garden, fantastic location
- Off road parking, excellent dimensions

**Wallington : 020 8166 5684**

EPC D



**Sutton**      **Offers in the Region of £280,000**

- Stunning 2 bedroom ground floor apartment
- Direct access to garden, excellent internal order
- Convenient location, well-proportioned

**Sutton : 020 8166 5257**

EPC D



**Morden**      **£220,000**

- 2 bedroom ground floor maisonette
- Cash buyers only, close to local amenities
- Excellent investment opportunity, own landscaped garden

**Sutton : 020 8166 5257**

EPC D



**Sutton**      **Overs Over £220,000**

- Superb 1 bedroom conversion apartment
- Recently refurbished, no onward chain
- Coveted location, wealth of period charm

**Sutton : 020 8166 5257**

EPC C



**Tadworth**      **Guide Price £165,000**

- 2 bedroom park home
- Kitchen/breakfast room, separate lounge
- Private estate, off-road parking for 2 cars

**Banstead : 01737 390118**



# MICHAEL EVERETT

[www.michael-everett.co.uk](http://www.michael-everett.co.uk)

*'trusted for over 60 years'*

Ashted: 01372 273448



**Ashted** £699,950

A spacious four bedroom family home offering a wealth of flexible accommodation. Beautiful garden, garage and OSP are a few of the notable benefits. EPC=D



**Ashted** £650,000

A four/five bedroom halls adjoining semi-detached family home in a popular residential road in the heart of Ashted Village. EPC=TBC.



**Ashted** £320,000

A stunning ground floor apartment refurbished to an exceptionally high standard enjoying quiet seclusion whilst being minutes from Ashted Village. EPC=D.



**Leatherhead** £315,000

A first floor maisonette located in a quiet cul de sac close to Leatherhead Mainline Station, the Town Centre and the idyllic banks of the River Mole. EPC=TBC.

Banstead: 01737 850400



**Banstead** £679,950

A four bedroom detached house which offers versatile living accommodation, with off road parking and situated in a popular residential road. EPC= D



**Banstead** £515,000

A well presented three bedroom semi detached chalet style house in a cul-de-sac location, offering off road parking and situated 0.6 of a mile of Banstead Village. EPC= D



**Banstead** £499,950

A Victorian style semi detached property situated within 0.6 mile of Banstead High Street, offering paved parking to front and southerly aspect garden to rear. EPC = D



**Banstead** £495,000

A three bedroom semi detached property, offering versatile accommodation, garage, courtyard garden and is situated in Banstead Village and no onward chain. EPC = E

Epsom: 01372 724477



**Epsom** £1,299,999

A beautifully presented 6 bedroom family home with the benefit of a self contained annexe/au pair suite & art studio/office and no onward chain. EPC=D



**Epsom** £899,950

An elegant 5 bedroom Edwardian detached house conveniently located minutes from the Town Centre with private secluded garden and off street parking. EPC=F



**Epsom** £515,000

A modern 3 bedroom, 2 bathroom semi detached property with planning permission for a single storey rear extension, situated in a popular location. EPC=C



**Epsom** £489,950

A well presented 2 bedroom apartment offering a spacious lounge with Juliet balcony with views of Alexandra Park and the benefit of no onward chain. EPC=C



McCann

Lettings

94 High Street,  
Epsom,  
Surrey, KT19 8BJ

01372 740444



Epsom £1,800

Set within close proximity to Epsom town centre and station, is this superb semi detached family home. Two separate reception rooms, spacious kitchen with breakfast bar and under stairs storage. The first floor consists of three bedrooms and a family bathroom. With a stunning rear landscaped garden, summer house, garage and plenty of off street parking.



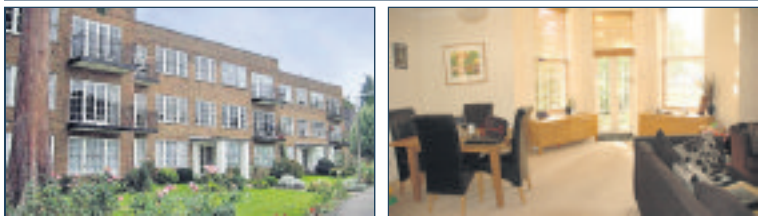
Epsom £1,250

Two bedroom first floor apartment with a private patio area, located in the heart of Epsom Town Centre. Modern fitted kitchen, open plan living room, two double bedrooms, two white suite bathrooms (en-suite to master), allocated parking for one vehicle and private patio garden. The apartment is being offered unfurnished and available October 2015.



Esher £4,450

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Epsom £1,500

McCann Estate Agents are pleased to offer to the market a two bedroom top floor apartment, located in a sought after area of Epsom. The property offers flexible living accommodation and boasts a modern fitted kitchen, spacious living room, two double bedrooms, white suite bathroom and separate shower cubicle. The apartment is offered FURNISHED and available November 2015





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## My concerns about the Epsom Property market

**I am genuinely concerned about the Epsom property market, but in a way that might surprise you. Rightmove announced that average 'asking prices' fell last month by 0.4% in the South East, leaving them 5.8% higher than a year ago. Whilst it could be said that monthly change is very modest, in the same period a year ago, we saw a monthly fall of 0.6% in the South East, which is more the norm given the onset of schools breaking up and everyone going on holiday.**

Looking at all the data on the Epsom property market; putting aside the need for more houses to be built in the next decade to balance out the increase in population (helped in part by inward European migration) but not matched by a similar increase in housing being built; my research shows there is a widening gap between what property buyers want and what is available to buy. In a nutshell, many more buyers are looking for the smaller one and two bed properties (the typical semi detached and smaller terraced houses/apartments), whilst there is an oversupply of the four and five bed properties, which are the typical large detached properties available.

Demand for smaller properties comes from both first time buyers and the growing number of buy to let landlords, where it is more cost effective and efficient to buy smaller properties to let out compared to

larger properties which tend to offer poorer returns. Also, landlords with larger loans (on those larger more expensive properties) will also be hit harder with the changes in the way tax is paid on buy to let investments, which start in 2017.

If you recall, a few weeks ago I did some research on how different types of properties had performed in Epsom since the year 2000. I revisited those calculations and it hit me how different types of properties had performed over the last 15 years. In a nutshell, this mismatch of demand and supply isn't a new phenomenon, it's been happening under our noses for years!

In the last 15 years, the average terraced house in Epsom has risen in value from £126,371 to £399,439 whilst the detached house has risen in value from £295,097 to £816,357. Nothing seems amiss until you look at the percentage growth. The terraced has grown in value by 216% whilst the detached by only 177% meaning the gap between the inexpensive terrace's and expensive detached properties has in percentage terms narrowed enormously (this isn't just an Epsom thing, it has happened all across the Country).

I am concerned because more houses need to be built, not only in Epsom, but in the South East and the UK as a whole. In particular, there is specific need

for more affordable starter homes for the growing demand from both tenants (and the landlords that will buy them) and first time buyers. The Tories need to face up to the fact that unless they can get the builders, the planners (to release more building land), the banks (to finance it) and themselves together, to ensure long term plans can be made, and implemented, this issue will continue to worsen.

The country needs 200,000 houses a year to be built to keep up with demand, let alone reverse the imbalance between demand and supply. Last year, only 141,040 properties were built, the year before 135,510 and 146,850 in the year before that. This means only one thing for Epsom landlords. Unless David Cameron starts to rip up huge swathes of the British countryside and build on acres and acres of green belt, demand will always exceed supply when it comes to property for the foreseeable future.

Therefore, investment in the local Epsom property market as a buy to let investment could be the best move to make as the stock market investments are possibly on the wane. Everyone is different and trust me, there are many pitfalls in buy to let. You must take lots of advice and seek out the best opinion. One source of opinion, specific to the Epsom property market is the Epsom Property Blog at [www.epsompropertyblog.co.uk](http://www.epsompropertyblog.co.uk) or you can email me direct at [ian@directresidential.co.uk](mailto:ian@directresidential.co.uk)



**Ian Plumb**

This and other articles are added to our Blog for Epsom to help with advice for buy to let investment, which can be found on our website or [www.epsompropertyblog.co.uk](http://www.epsompropertyblog.co.uk). Alternatively you are welcome to email me on [ian@directresidential.co.uk](mailto:ian@directresidential.co.uk)



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- Garden With Gardener
- Garage
- Off Street Parking
- E.P.C. Rating E

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- E.P.C. Rating D

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- Unfurnished
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- Furnished
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Ashtead**ATTRACTIVE ASHTEAD £2,600pcm**



- Detached House
- Four Bedrooms
- Two Bathrooms
- Grnd Flr Cloakroom
- Light & Airy
- Garden & Garage
- Unfurnished
- E.P.C. Rating C

Ashtead**STUNNING DETACHED £3,500pcm**



- Detached House
- Five Bedrooms
- Three Bathrooms
- Three Receptions
- Kitchen/Dining Room
- Garden & Garage
- Unfurnished/Furnished
- E.P.C. Rating E

Epsom**LANGLEY VALE HOUSE £1,750pcm**



- Semi Detached House
- Four Bedrooms
- Kitchen/Dining Room
- Garden With Large Patio
- Off Street Parking
- Unfurnished
- Available 12th October
- E.P.C. Rating D

Tadworth**CHARACTER DETACHED £1,950pcm**



- Detached House
- Three Bedrooms
- Three Receptions
- Ground Floor Shower Room
- Family Bathroom
- Garden & Garage
- Available Immediately
- E.P.C. Rating E

Epsom**AVAILABLE IMMEDIATELY £2,100pcm**



- Semi Detached House
- Three Bedrooms
- Family Bathroom
- Garden With Gardener Incl
- Great Location
- Unfurnished
- Available Immediately
- E.P.C. Rating D

Epsom**GRADE II LISTED £1,450pcm**



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- Two Bedrooms
- Fitted Kitchen/Breakfast
- Luxury Bathroom
- Residents Parking
- E.P.C. Rating C

Epsom**IMMACULATE HOUSE £1,400pcm**



- Two Bedroom House
- Large Garden
- Good Local Schools
- Available Mid October
- Unfurnished
- Off Street Parking
- Open Plan Reception
- E.P.C Rating D

Epsom**CENTRAL TO TOWN £1,295pcm**



- Apartment
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- Two Bathrooms
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- E.P.C. Rating C

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GLENN CARTER



## THIS WEEK'S REASONS TO GO OUT

### GARDENING

**Epsom Garden Society Autumn Show at St Martin's Junior School on Saturday.** Marvel in the results of more than 70 classes of competition from flowers to fruit and vegetables to preserves and food. There's the longest runner bean contest as well as a plant sale, raffle and homemade teas.

### FAMILY

**Epsom and Ewell Borough Family Fun Day at Hook Road Arena**

**from 12.30pm to 4.30pm on Sunday.** The rotary clubs of Epsom and Ewell's fun day will include a market street, Punch and Judy, a fun fair, and family games. Programmes cost £2 in advance or £4 at the gate. Under-12s go free. Get tickets at the Ashley Centre on Saturday or some shops nearby. Go to [epsomfunday.net](http://epsomfunday.net).

### FITNESS

**Wimbledon 10k at Wimbledon Common on Saturday.** The fun run's 10km route around the Common goes through

woodland before two laps around the sports ground. Entry costs £13, with money raised going to BipolarUK and registration opens at 10am before an 11am start. Go to [mccpromotions.com](http://mccpromotions.com).

### THEATRE

**Jesus Christ Superstar at New Wimbledon Theatre from Tuesday to Saturday (September 26).** Andrew Lloyd-Webber and Tim Rice's rock opera about the last seven days in Jesus' life caused a shock when it debuted in 1971 but

these days is regarded as a classic in musical theatre. Glenn Carter has played JC in the West End, on Broadway and on film and now he's doing it in Wimbledon. Tickets cost from £23.65. Go to [atgtickets.com/new-wimbledon-theatre](http://atgtickets.com/new-wimbledon-theatre).

### KIDS

**Sid's Show at Epsom Playhouse from 2.30pm on Sunday.** Join CBeebies' Sid for an afternoon of adventure, and this time it's underwater themed. Can Sid make friends with a shark? Tickets cost £10. Visit [epsomplayhouse.co.uk](http://epsomplayhouse.co.uk).



# SWEET SURRENDER

**G**reat British Bake Off presenter Mel Giedroyc is just one of a dazzling line-up of authors on display at Kew Gardens' first literary festival, Write on Kew, this month.

Big names such as Bill Bryson, Margaret Atwood, Andrew Marr, Dan Cruickshank, Michael Morpurgo and David Nicholls are among more than 80 speakers across all genres who will appear at the festival from Thursday, September 24, to Monday, September 28.

Giedroyc, who grew up around Epsom and Leatherhead, will be presenting A Novel Literary Lunch alongside UCL English professor John Mullan and journalist Rachel Johnson from 4.30pm on Saturday, September 26.

The comedian and presenter told **Vibe**: "I'm counting the days. I love Kew, I love writers. So Saturday, September 26 is going to be a quality day, I feel it in my bones."

We asked Giedroyc about the festival and her favourite places around south-west London and Surrey.

**What can people expect from your talk?**

Hopefully some lively chat and, who knows, maybe the odd baked good.

**Literary lunches looks like a rich vein for discussion – how are you preparing for it?**

I'm limbering up by trying to read a lot. And eat a lot of lunches. I've got both bases covered but the lunch-eating is going particularly well, I have to say. By Saturday 26 I'll be in peak reading/eating condition.

**How easily do literature and food go together?**

I was reading the Shardlake series of books (have you read them? they're awesome) – written by CJ Sansom, set in Tudor times and the main character, Matthew Shardlake, is a hunchback lawyer/detective ducking and weaving on the fringes of Henry VIII's court. They are so gripping they're the sort of books you have to keep reading on the loo, going up and down the Tube escalator, and much to my family's horror – at the dinner table. For about a year my presence at the table was masked behind whatever Shardlake I was on at the time, so, yes, literature and food definitely go together as long as you don't mind your books being slightly splattered with tomato sauce, mayonnaise, soup, Angel Delight, whatever. Did I answer that question too literally?

**Have you been to Kew before? What makes it special to you?**

I used to go often to Kew when my kids were small – it was the perfect place for them to gambol among the daffodils and pull their shoes off. Something about Kew makes us all want to throw our shoes off.

**I know you grew up locally so I was hoping to ask you some questions about your favourite places in south-**

**west London and Surrey. Where's your favourite place to eat out?**

I like a picnic under the trees in Kew Gardens, actually. With scotch eggs, a tuna mayo sandwich, and, don't judge me, but some cold pizza or curry from the previous night's takeaway. I'm a classy dame. Watch out Write on Kew!

**Where's great to go for drinks?**

I left the south-west area when I was 11 so my favourite place at the time was the Thorndyke Theatre bar/cafe because they had padded orange cuboid seats. They were so trendy. I felt like the king of the castle sitting atop those cuboid seats, I'm telling you.

**Where's great to go out?**

I love the Orange Tree theatre in Richmond – they always seem to have a really varied programme. It's got a great buzz, that place.

**Is there somewhere**

**where you have particularly fond memories?**

I loved the bookshop in Leatherhead (I'm not sure it's there any more) – it was run by Mrs Virgo who was the beadiest woman in 1970s Surrey. She could out-bead my mum and that's saying something.

**Is there a place you would recommend everyone should go to?**

The Leatherhead leisure centre. Seminal to the whole Leatherhead experience.

● **Mel Giedroyc will be appearing with Rachel Johnson and Jon Mullan at Write on Kew from 4.30pm on Saturday, September 26. For tickets and to find out more about the festival, go to [kew.org](http://kew.org).**



**What's cooking? Mel Giedroyc, right, with the Great British Bake-Off team**



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# Dream trip thanks to scooter find

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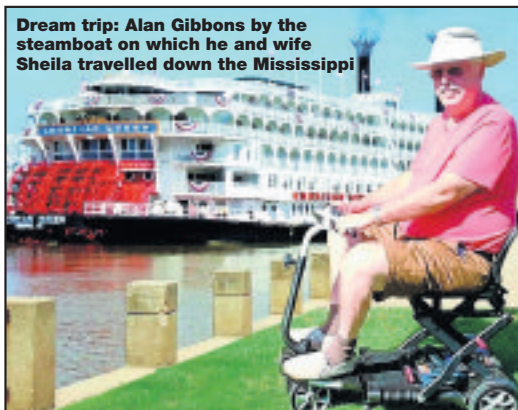
After spinal problems robbed him of his ability to walk, a Stoneleigh man has taken the trip of his dreams thanks to a revolutionary scooter he came across in a local shop.

Alan Gibbons, 67, and his wife Sheila, 65, have always enjoyed travelling and outdoor activities, and had looked forward to using their retirement to visit the five US states they had yet to visit.

But he was struck with spinal foramina – narrowing of the spinal column – which has led to numerous operations and extensive rehab.

While at one point he

**Dream trip: Alan Gibbons by the steamboat on which he and wife Sheila travelled down the Mississippi**



struggled to walk to the end of his driveway, he happened across the special

TGA Minimo scooter – which folds away for easy travelling – and was able to

make the trip to Mississippi this summer, where the couple took in the iconic Mississippi river by steamboat.

Mr Gibbons said: “I thought my physical problems would stop me from doing this. I love the States and we wanted to make this trip so badly.

“It would have been so difficult with a wheelchair – you can’t have a conversation with someone who’s behind pushing you – or a normal scooter which you have to spend ages taking apart.

“But when we came across this TGA model in a local store it changed everything. Being given back my independence like this is amazing.”

Having been laid up in hospital so long, and having

to sit out of many of the activities he enjoys so much, it would be understandable if Mr Gibbons had allowed himself a moment of pity.

But he told the Epsom Guardian that even in the hardest times, he never allowed the thought that he would not make this trip enter his mind.

He said: “I didn’t necessarily know how we were going to do it, but it honestly never crossed my mind.

“I’m quite a determined person sometimes and I just said to myself, ‘Sod it, I’m going’.

Since he still has a few more states to tick off his list, Mr Gibbons said he was “incredibly grateful” he has been given the chance to travel again, which amounts to a new lease on life.

**MAKE MUSIC:** String, wind and brass instrument players are invited to join rehearsals of the Epsom Symphony Orchestra in the next two weeks.

Dust off your instrument and head down to St Martin’s Middle School in Ashley Road for rehearsals tonight and next Thursday at 7.30pm.

**GET CREATIVE:** Schoolchildren across the borough have been getting creative by making nature-themed pieces for Epsom and Ewell schools’ inaugural art festival.

The mayor of Epsom and Ewell will open the festival on Tuesday, September 22, at Bourne Hall, where selected artworks will be on public display for two weeks.

**WATCH AND LEARN:** A selection of films for young people will be shown at the Odeon in Epsom this November as part of the Into Film Festival, hosted by education charity Into Film and supported by Cinema First and the BFI through Lottery funding. Tickets for the screenings between November 4 and 20 are free and can be purchased online via the website [intofilm.org/festival](http://intofilm.org/festival).

**ROARING SUCCESS:** A Tyrannosaurus Rex will be at the Ashley Centre on Friday, September 18, but do not fear – it is a friendly one. The dinosaur will star in the new production for children aged three and above and their families at the Epsom Playhouse next month. Jurassic Adventures is on Sunday, October 11, at 2.30pm.

## Sign up for sport, singing and social activities

The older generation can look forward to more than 80 activities as part of the borough’s first Living and Ageing Well Week.

To coincide with national older people’s day on October 1, the council and partners from the commercial and voluntary sectors have organised a week-long programme.

Events will include gentle exercises, social afternoons, various dances, singing, meditation and talks on nutrition and keeping well.

There will be taster sessions, information and celebrations designed to demonstrate the vast array of activities for the over-50s available in the borough.

Jean Steer, chairman of the council’s social committee, said: “The aim of the week is to encourage people to become more active and to take this opportunity to try new activities, have some fun and to meet new people. Everyone is very welcome.”

Full details of the events taking place from Monday,

September 28 to Friday, October 2, can be obtained from a booklet distributed to local libraries, from council venues and downloadable from the council website [epsomewell](http://epsomewell).

**Fit for life: Lyn Dean with some of the exercise equipment to be enjoyed**



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HIGHLIGHTS

| SEP    |                                                                                                                        |                             |
|--------|------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| Thu 17 | <b>Ted 2</b> (Cert. 15)<br><b>Father Brown – The Curse of the Invisible Man</b>                                        | <b>CH</b> Cinema            |
| Fri 18 | <b>ABBAMANIA</b><br><b>Carl Donnelly and Iain Stirling</b>                                                             | <b>AT</b> Play              |
| Sun 20 | <b>Surrey Wedding Fair 2015</b><br><b>National Theatre presents The Beaux’ Stratagem</b>                               | <b>AT</b> Music             |
| Mon 21 | <b>Jurassic World</b> (Cert. 12A)                                                                                      | <b>TS</b> Comedy            |
| Tue 22 | <b>The Royal Ballet presents Romeo &amp; Juliet</b><br><b>Julian Jacobson and Mariko Brown - Piano Duo</b>             | <b>AG</b> Special Event     |
| Thu 24 | <b>National Theatre presents Coriolanus</b><br><b>Rhydian: One Day Like This</b><br><b>With Special Guest Lucy Kay</b> | <b>CH</b> Cinema            |
| Fri 25 | <b>Stand! Presents Si Cranstoun</b>                                                                                    | <b>CH</b> Cinema            |
| Sat 26 | <b>Last Night of the Croydon Proms</b><br><b>Let’s Hang On - Frankie Valli Tribute</b>                                 | <b>CH</b> Live Transmission |
|        |                                                                                                                        | <b>CH</b> Lunchtime Concert |
|        |                                                                                                                        | <b>CH</b> Cinema            |
|        |                                                                                                                        | <b>AT</b> Music             |
|        |                                                                                                                        | <b>AG</b> Music             |
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Rhydian  
Thu 24 Sep



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Tel: Laura 07856 046639

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**A yuletide experience to remember**  
**2 days from £99.00, Nov & Dec 2015**  
Look no further for a couple of festive days away than this great value break to Bath's famous Christmas Market.

**Highlights & inclusions**

- A visit to Bath Christmas Market
- A short tour of the Cotswolds
- Visits to Bourton-on-the-Water and Stow-on-the-Wold
- One night's bed and English breakfast accommodation at the Express by Holiday Inn in Swindon (or similar)
- Coach travel from the local area
- Escorted by a friendly tour manager

\*Book by 30th September 2015. Please quote code CCHSPEC. £10 reduction is off the price shown above. Offer may be withdrawn at any time.

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**A yuletide experience to remember**  
**2 days from £99.00, Nov & Dec 2015**

Look no further for a couple of festive days away than this great value break to Bath's famous Christmas Market.

## Highlights &amp; inclusions

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|                             |        |
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## Articles For Sale

## Articles For Sale

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## Public Notices

### RONALD GEORGE MITCHAM (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the aforementioned deceased, late of 14 Andover Close Epsom Surrey KT19 9DB, who died on 16/06/2015, are required to send particulars thereof in writing to the undersigned Solicitors on or before two months from the date of this publication, after which date the Estate will be distributed having regard only to claims and interests of which they have had notice.  
J A STEVENS & CO  
3A High Street Epsom  
Surrey KT19 8DA T451757

### EDNA KATHLEEN MORRIS (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the aforementioned deceased, late of Danecroft Farm Lane Ashted Surrey KT21 1LR, who died on 15/03/2015, are required to send particulars thereof in writing to the undersigned Solicitors on or before 27/11/2015, after which date the Estate will be distributed having regard only to claims and interests of which they have had notice.  
TWM SOLICITORS LLP  
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### TOWN AND COUNTRY PLANNING ACT 1990 PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990 TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) ORDER 1995 NOTICE OF APPLICATION FOR MAJOR DEVELOPMENT

## ARTICLE 12B

In accordance with the above, notice is hereby given that application(s) have been made to Epsom and Ewell Borough Council for permission to carry out the following proposal(s):-

- 15/00519/FLH  
**Cherry Tree Cottage, 20 Church Street, Ewell**  
Replacement of existing timber windows with new white timber flush casement rectangular lead light double glazed windows.
- 15/00620/FLH  
**7 Chessington Road, Ewell, Surrey**  
A pair of wooden garage doors to be replaced.
- 15/00671/FLH  
**Leysins, Lynwood Avenue, Epsom**  
Creation of first floor above existing building and erection of part single-storey and part two-storey extension.
- 15/00687/FLH  
**52 West Hill, Epsom, Surrey**  
Replacement front windows.
- 15/00783/CAT  
**1 Willis Close, Epsom, Surrey**  
Removal of Willow tree situated in the rear garden adjoining Stamford Green Road.
- 15/00831/CAT  
**34 Church Street, Epsom, Surrey**  
To reduce thin and shape crown of Judas tree (T1). To fell Conifer within T1. To remove crossing branches and dead wood from Laburnum (T2). To prune away from fence and shape crown of Purple Plum (T3). To reduce crown of Walnut, to fell Cherry, to shape and reduce crown of Apple, to reduce Conifer (T4 group). To shape crown of Holly (T5). To fell 4no. Sycamore (T6 group). To remove crown of Sycamore (T7). To reduce crown and remove split limbs from large Judas Tree (T8).
- 15/00836/TPO  
**Linden Bridge School, Grafton Road, Worcester Park**  
West side crown reduction of London Plane tree within W1 of TPO L1 located on the east side of the school building facing Grafton Road.
- 15/00837/TPO  
**Linden Bridge School, Grafton Road, Worcester Park**  
Felling of London Plane tree within W1 of TPO L1 located on the east side of the school building facing Grafton Road.
- 15/00842/TPO  
**58 Castle Avenue, Ewell, Surrey**  
To reduce and lift crown of 1no. Oak (320/T10) in rear garden.
- 15/00847/CAT  
**66B Bracken Path, Epsom, Surrey**  
To radially reduce 1no. Maple in rear garden.
- 15/00860/CAT  
**4 Heathcote Road, Epsom, Surrey**  
To fell 1no. Laburnum in the front garden.
- 15/00861/TPO  
**Highridge Court, Highridge Close, Epsom**  
To thin and raise crown of Wellingtonia (3/T6).
- 15/00862/TPO  
**Spinneys, Langley Vale Road, Epsom**  
To undertake the following work to trees subject to L1/W4:- To remove low lateral limb from T1 Scots Pine. To fell T2 Scots Pine. To reduce height and shape T3 and T4 Holly. To raise the crowns of T5 (2no.) Crimson King. To remove low limbs from T6 Ash. To thin crown of T7 Field Maple. To thin the crown of T8 Ash. To reduce height and spread of G1 mixed group.
- 15/00865/TPO  
**26 Oakmead Green, Epsom, Surrey**  
To crown lift to 5 metres and remove dead wood from Oak 21/T49 adjacent to 35 Oakmead.
- 15/00866/TPO  
**8 Woodcote Park Road, Epsom, Surrey**  
To reduce branches of Willow 140/T4 which over hanging 40 Oakmead Green back to previous points.
- 15/00868/CAT  
**3 St Martins Avenue, Epsom, Surrey**  
To fell 1no. Goat Willow in the rear garden.
- 15/00869/CAT  
**St Michaels Church, Church Street, Ewell**  
Reduce crown of Magnolia in front of Church.

An electronic copy of the application may be inspected on-line at or via internet access at Epsom Town Hall, The Parade, Epsom, Surrey, KT18 5BY or in public libraries. Any comments should be made using the facility provided at the above website address or in writing to the Planning Department at the above address. Correspondence should quote the above application reference and should arrive no later than 21 days from the date of this notice.

IT SHOULD ALSO BE NOTED THAT ANY REPRESENTATION RECEIVED MAY BE MADE AVAILABLE FOR INSPECTION BY THE PUBLIC, AND MAY BE COPIED AS A RESULT OF THE PROVISIONS OF THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985. REPRESENTATIONS WILL NOT BE ACKNOWLEDGED UNTIL AFTER AN APPLICATION HAS BEEN DETERMINED. LATE REPRESENTATIONS CANNOT NORMALLY BE TAKEN INTO CONSIDERATION.

Please note that the Council do not accept any responsibility for any incomplete or inaccurate descriptions.  
HEAD OF PLANNING AND BUILDING CONTROL,  
EPSOM & EWELL BOROUGH COUNCIL



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Further details and an application pack for the post is available from the school - 020 8661 4541, our website: [www.suttongrammar.sutton.sch.uk](http://www.suttongrammar.sutton.sch.uk) or email recruitment@suttongrammar.sutton.sch.uk  
The closing date for applications is 2<sup>nd</sup> October 2015  
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The closing date for applications is noon on Friday 25th September 2015 and interviews will take place on Wednesday 30th September 2015.

If you require any further information please do not hesitate to contact the SENCO, Miss Lawlor, on [lawlorR@eesh.surrey.sch.uk](mailto:lawlorR@eesh.surrey.sch.uk)

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## ON THE ROAD: JAGUAR XF



### FACTS AT A GLANCE

Jaguar XF, from £32,300

**Engine:** 2.0-litre turbodiesel producing 161bhp and 280lb/ft

**Transmission:** Eight-speed automatic driving the rear wheels

**Performance:** Top speed 132mph, 0-62mph in 8.7

**Economy:** 70.6mpg combined

**Emissions:** 104g/km of CO<sub>2</sub>

**What's new?** Here is a future piece of British automotive history. It's the first time an Ian Callum-designed Jaguar has replaced an Ian Callum-designed Jaguar, and it marks the next step for the car that brought about the most significant brand revolution of modern times.

It's a few millimetres shorter than before, but the wheelbase of the new aluminium construction is longer. This gives more space for passengers to enjoy the high-spec new cabin and, of course, the signa-

ture Jaguar rotating air vents.

**Looks and image:** Jaguar isn't going to win any prizes for originality, having largely just transplanted the family face from the XJ and XE straight onto the new car. It's sweetly proportioned and carries its bulk very well - a neat trick to pull when you can balance size and grace, and the XF does it better than any of its rivals.

In dear old Britain, we're going to be biased on the image front. It's a British car built on these shores and,

of course, we want to love it. The thing is, the product makes itself very easy to love, regardless of where you're from.

**Space and practicality:** An extra 27mm of headroom for rear passengers could be much appreciated by some owners, despite the roof's peak point resting 3mm lower than the old XF's. A 540-litre boot with a wider aperture is a winner, beating each of the German rivals.

The obvious black mark against the XF is that the interior materials,

at least on our test cars. They are so nice that even taking a coffee into it is taking a risk, so if your kids always seem to find a way of making liquid messes, think twice or invest in a very good upholstery cleaner.

**Behind the wheel:** Buy the 3.0-litre diesel. It's immense, pulling like a train at the slightest tickle of the throttle and recording a laughable 1,300rpm at 70mph for epic long-leggedness (in top gear, 2,000rpm doesn't arrive until 110mph).

Whether you're on the passive

standard suspension or the adaptive, adjustable setup, the XF shows mighty composure through corners, and rides well on the 20-inch wheels fitted to the test cars. You can't escape the outright weight, despite the savings versus the outgoing model. It's too close to call between this and a BMW 535d without a back-to-back drive. Dynamically, the Jag is excellent.

The eco-friendly 2.0-litre diesel is (much) less impressive in terms of performance, but ticks the right

boxes for running costs. A 104g/km version is an eye-opener. It's just a shame its stop-start is so comparatively coarse.

**Value for money:** If you do want one, go for it and you won't regret it. If you're a die-hard BMW, Mercedes or Audi follower, you'll need to get inside to see just how far the Jaguar brand has come. Prices, on the face of it, are competitive with the best of the rest, and that 104g/km version will turn some heads among company car users.

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Fuel consumption figures for Fiat 500X range in mpg (l/100km): Urban 32.5 (8.7) – 60.1 (4.7); Extra Urban 49.6 (5.7) – 74.3 (3.8); Combined 42.2 (6.7) – 68.9 (4.1). CO<sub>2</sub> emissions 157 – 109 g/km. Fuel consumption and CO<sub>2</sub> figures based on standard EU tests for comparative purposes and may not reflect real driving results. Model shown Fiat 500X Cross Plus.



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## Harriers latest record-breaker

Epsom & Ewell Harriers had a weekend to remember with records falling and medals collected, writes Tim Ashton.

Diana Norman broke the W40 pentathlon world record while competing at the Surrey Pentathlon Championships in the Sutton Arena last weekend.

The 41-year-old collected 4,249 points. For an interview with Norman, pictured, go to [epsomguardian.co.uk/sport](http://epsomguardian.co.uk/sport). Meanwhile, Ollie Garrod finished as the second GB runner at the Copenhagen half marathon, clocking one hour 11 minutes 37 seconds.



[epsomguardian.co.uk/sport](http://epsomguardian.co.uk/sport)

## Edwards wants a Brit shot

Boxer Charlie Edwards won the English flyweight title on Saturday night in just his fifth bout as a professional boxer – and he is already looking at the British title, writes Matt Horan.

The 22-year-old, who lives in Epsom, recorded a unanimous points victory over champion and fellow undefeated fighter Louis Norman.

The fight was part of a huge night of boxing at London's O2 Arena, headlined by heavyweight contender Anthony Joshua, who continued his rapid rise up the boxing ladder with a first round knockout of Gary Cornish.



Next step: Charlie Edwards with his belt

Edwards' own rise in the sport is just as remarkable and coming just as quick.

He said: "I felt great in the fight with Norman, I love fighting in London and enjoyed it out there.

"I had the best training and preparation – I was in Marbella for three weeks to do some sparring and the help there was brilliant."

Edwards, who only turned professional earlier this year, was the better boxer from the start.

"I started really well and dominated Louis Norman. I was quick, hit and move and showed, against an undefeated fighter, what I'm all about," he said.

The new champion is not planning to mull over his victory for too long though and wants to challenge for bigger domestic honours.

He said: "I'm ready to fight again, I'm ready to fight for the British title.

"I've just fought 10 rounds at ease and the more rounds I'm fighting, the better I'm getting.

"I think I'll be back out again in December, probably back at the O2 Arena and hopefully it will be for the British belt."

## TAKING ON THE WORLD: Epsom sailor destined for stardom

# At home on the water

SPORTS EDITOR  
TIM ASHTON

[tim.ashton@london.newsquest.co.uk](mailto:tim.ashton@london.newsquest.co.uk)

Epsom sailor Harriet Ward is off to the 2015 ISAF Youth Sailing World Championships after a nail-biting qualification finale.

Ward, and sailing partner Courtney Bilbrough, will represent Great Britain in Malaysia at the end of the year in the 29er class, but it was a close run thing.

Competing at the 2015 RYA ISAF Youth Worlds selection event on Hayling Island last week, the duo were competing for the sole qualification spot.

The top four boats were within just a couple of points of each other as the final race began, meaning any could come out on top.

Ward, 17, and Bilbrough's job was made all the more tough having been disqualified in a previous round, and while they won the final race, they did not know if they had done enough.

Bilbrough said: "I kind of had an idea after three races that it was really close.

"Once we finished we spent the whole of the way into shore trying to calculate if we had won or not. We didn't want to celebrate until we knew.

"We thought we had won, but we weren't sure."

Ward, a pupil at City of



Double act: Sailing buddies Courtney Bilbrough and Harriet Ward, far right, had to work hard for their victory and a place at the 2015 ISAF Youth Sailing World Championship, and then, below, she can enjoy that winning feeling

London Freeman's School in Ashted with hopes of going to Southampton University to study geography, added: "I don't know how I felt, we weren't expecting it.

"We were really happy I guess, but it was really tough. Our main rivals were Hattie [Rogers] and Emma [Loveridge] so we were trying to make sure we were covering them."

The Youth Sailing World Championships will be held in Langkawi, Malaysia, and brings together the best

youth sailors from across the world to compete for glory.

Team leader Oli Woodcock said: "We have a strong team heading out to Malaysia.

"We are going to work with all of the sailors to create the tailored training plans we need to make sure they work around their school commitments."

He added: "I think we have a good chance of medals in a lot of the classes and I'm really looking forward to working with them all over the next few months."



## Tania's off to Rio 2016

A Banstead archer has opened the best birthday present ever – a plane ticket to Rio and the 2016 Paralympic Games.

Tania Nadarajah claimed her place via the World Para Archery Championships in Germany last month, when a one-dart shoot out win over China's Lin Dandan won her a tense five-set match in the women's open recurve category.

And her achievement is all the more remarkable given she only flew out to Germany 24 hours before competing as a replacement for an injured team-mate.

After the championships, not only was she celebrating a place in Rio, but also her 35th birthday.

She said: "When I got the last-minute call to join the team, I was ecstatic.

"I knew it was an incredible



Off to Rio: Paralympic archer Tania Nadarajah

opportunity to prove myself on the biggest stage possible.

"It was a highly pressured environment, but I stayed focused on maintaining my technique for each arrow."

She added: "I couldn't believe it when I realised I had won a quota place for GB.

"It was the best birthday present ever."



## Trio lead from front

Easy as one, two, three: Ollie Collis, left, David Hall, centre, and Kevin Lewis, right, finished first, second and third in the Banstead Woods parkrun on Saturday morning. Collis would go on to break the tape in 17 minutes 37 seconds. Lisa Rooney was the first woman home in 19:31

SP93356

## SPORTSbrief

**RUGBY UNION:** Sutton & Epsom could not build on a winning start to life in London Division One South last week, going down 11-35 at home to Sidcup. Guy Stuckey-Clarke got the only try, and Sam Hurley kicked a brace of penalties. This weekend, Sutton & Epsom go to Brighton Blues (kick-off 2pm).

**RUGBY UNION:** Old Walcountians stormed into the second round of the RFU Junior Vase thanks to a 90-0 demolition of Herts/Middlesex Two outfit Chess Valley at The Clock House. Callum Stone (two), Fred South (two), Will Thornton, Toby Bentley (two), Dharshan Vadivelu, Joe Henderson (three), Marvin Fletcher-Rogers, Tom Harrison, Tom Housdon and Sam Chislett got the tries. The Old boys start their Surrey Two league campaign this weekend at home to Old Georgians.

Other fixtures: Old Rutlishians v Old Glynnians.

**ATHLETICS:** Paul O'Callaghan of Tadworth AC put in a fine performance at the Great North Run on Sunday, finishing 65th out of a field of 57,000, clocking one hour 15 minutes 35 seconds for the 13.1 mile course. Clubmate Dave Williamson was not far behind, clocking 1:18:22 for 91st, and he was placed second in the men's over-45 class. Marcus Bell completed the team, coming home 3,992nd in 1:44:39.

**FOOTBALL:** Leatherhead lived to fight another day in the FA Cup after salvaging a 1-1 draw at South Park in Saturday's first qualifying round tie – Kiernan Hughes-Mason saving the Tanners' blushes against lower league opposition. The teams did battle again on Wednesday night at Fetcham Grove. For a full report and reaction go to [epsomguardian.co.uk/sport](http://epsomguardian.co.uk/sport).

**FOOTBALL:** Epsom & Ewell go into this weekend's Combined Counties League action sitting second in the Premier Division. They host AFC Hayes, looking to keep the pressure on leaders Ashford Town.

Saturday fixtures: Division One: Epsom Athletic v Bedfont & Feltham, Sandhurst Town v Banstead Athletic.

**HOCKEY:** Epsom are in the hat for the second round the Surrey Hockey Cup by coming through a round robin qualifier last weekend. James Midmer hit a hat-trick in an opening 3-0 win over Woking 2s before 5-2 wins over Edinburgh Uni Gamblers and HAC. League action in Hants/Surrey Regional Division One on October 3.

**PARKRUN:** James Wallace was first home at the Nonsuch meeting, clocking 17 minutes 12 seconds. Steph McCall of South London Harriers clocked 17:17 to finish second overall.



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